









welcome to

31 Colville Road, Melton Constable

A fantastic mid-terraced property that has been finished to the highest standard. Boasting an open plan kitchen & diner along with a spacious front lounge & off road parking. The property is a perfect fit for someone looking for thier first home. ** VIEWING ESSENTIAL **













Lounge

11' 9" x 11' (3.58m x 3.35m)

Entrance door to the front, double glazed window to the front, TV point, radiator and fireplace with open fire.

Kitchen Diner

19' 4" x 12' (5.89m x 3.66m)

Fitted with a range of wall and base units with worksurfaces over, inset stainless steel sink and drainer with tiled splashbacks. Space and plumbing for washing machine, space for fridge-freezer, built in oven, electric hob and extractor fan above. Free standing island, vinyl flooring, radiator, double glazed door opening into the rear garden and Velux window.

Bedroom One

10' 9" x 10' 7" (3.28m x 3.23m)

Double glazed window to the front, built in wardrobe, TV point, radiator and feature fireplace.

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Double glazed window to the rear, TV point, radiator and door to:

Bedroom Three

8' x 6' 4" (2.44m x 1.93m)

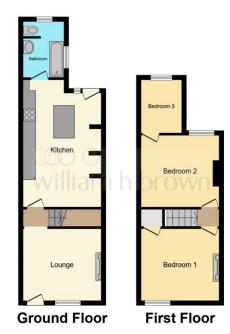
Double glazed window to the rear and radiator.

Bathroom

WC, wash hand vanity unit, bath with shower over and tiled splashbacks. Double glazed window to the rear, tiled flooring and heated towel rail.

Outside

The rear of the property has been impressively landscaped and also has the added bonus of off road parking.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





welcome to Awaiting Photograph

31 Colville Road, Melton Constable

- WELL SERVED VILLAGE
- POPULAR LOCATION
- IMMACULATELY FINISHED
- OPEN PLAN KITCHEN & DINER
- TWO/THREE BEDROOMS

Tenure: Freehold EPC Rating: E

guide price

£210,000







Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107980



Property Ref: FKM107980 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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