



Colville Road, Melton Constable NR24 2DD

welcome to

Colville Road, Melton Constable

An end of terraced house with accommodation comprising sitting room, kitchen, lobby, bathroom, landing, two bedrooms and bedroom three/dressing room. Call now to book a viewing!



**Entrance Door To;
Sitting Room**

11' 2" max x 11' (3.40m max x 3.35m)

Window to front, radiator, floorboards, shelving,
fireplace with decorative tiled inserts, open plan to;

Kitchen

11' max x 10' 1" (3.35m max x 3.07m)

Window to rear, staircase, floorboards, fireplace with
stove (not working) electric cooker point, cupboards,
double bowl sink, shelving.

Rear Lobby

Door to rear garden

Bathroom

Bath, wc and wash basin, window to rear.

Landing

Floorboards, loft hatch.

Bedroom 1

11' 2" max x 11' (3.40m max x 3.35m)

Window to front, radiator, floorboards, decorative
fireplace.

Bedroom 2

11' 3" max x 10' 6" (3.43m max x 3.20m)

Window to rear, decorative fireplace, floorboards.
Interconnecting with and steps down to;

Bedroom 3

7' x 6' max (2.13m x 1.83m max)

Double glazed window to rear, radiator.

Outside

Small front garden, enclosed rear garden with shed.



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.



view this property online williamhbrown.co.uk/Property/HOL105929



welcome to

Colville Road, Melton Constable

- Sitting room with fireplace
- Kitchen with stove (not working)
- Bathroom
- 2-3 Bedrooms
- Up-dating required

Tenure: Freehold EPC Rating: F

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HOL105929



Property Ref:
HOL105929 - 0013

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 713343



Holt@williamhbrown.co.uk



The Old Fire Station, Chapel Yard, Albert Street,
HOLT, Norfolk, NR25 6HG



williamhbrown.co.uk