

property details **approval form**

6c, West End, Briston, MELTON CONSTABLE, Norfolk, England, NR24 2HY

Date: 30 May 2024

Property Ref and Version: HOL106150 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£250,000

Tenure: Freehold

>> **key features**

- > Spacious sitting room
- > Spacious kitchen/breakfast room
- > 2 bedrooms
- > Cloakroom
- > Garden & parking
- > EPC Rating: Awaited

>> **short description**

A 3 storey house with accommodation comprising entrance hall, sitting room, on the lower ground floor is a cloakroom and spacious kitchen/breakfast room, on the first floor are 2 bedrooms and bathroom.

>> **long description**

Don't be deceived! - a deceptively spacious 3 storey modern house with garden and parking, situated in the well served North Norfolk village of Briston. Benefits include a spacious kitchen/breakfast room, oil fired central heating and double glazed windows.

>> **directions**

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>> room description

Entrance Door To:

Entrance Hall

Sitting Room

24' 4" x 10' 10" (7.42m x 3.30m)

Double glazed window to rear and front, 2 radiators, vinyl flooring, stairs leading down to kitchen.

Lower Ground Floor

Cloakroom

Vinyl flooring, radiator, toilet, wash basin.

Kitchen /breakfast room

17' 10" x 10' 6" (5.44m x 3.20m)

Vinyl flooring, wall and base units, space for washing machine, oven and dishwasher, sliding doors to garden, radiator, oil fired boiler, understairs cupboard.

1st Floor Landing

Carpet, loft hatch.

Bedroom 1

10' 10" x 9' 4" (3.30m x 2.84m)

Double glazed window to front, carpet, radiator.

Bedroom 2

7' 5" x 8' 1" (2.26m x 2.46m)

Double glazed window to front, radiator, airing cupboard, storage cupboard, carpet.

Bathroom

Vinyl flooring, sink, wc, double glazed window to side, bath with shower, radiator.

Outside

Paved rear garden with path to rear parking.

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>> property images



Your William H Brown office: The Old Fire Station, Chapel Yard, Albert Street, HOLT, Norfolk, NR25 6HG
T 01263 713343 E Holt@williamhbrown.co.uk

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>> property images

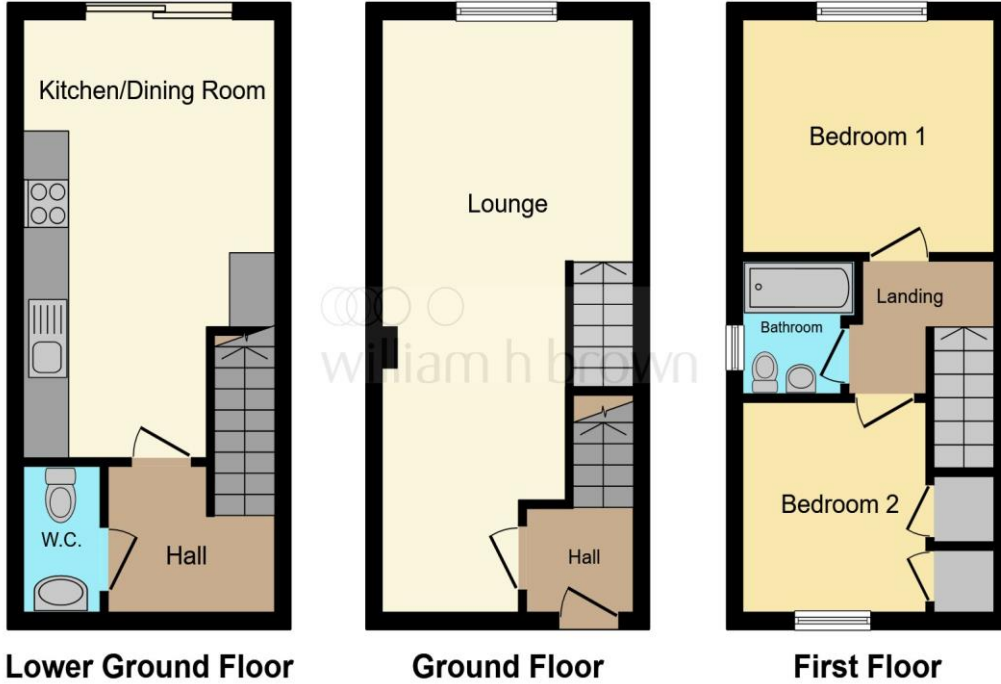
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Richard Ling		
Mrs S.J. Allen		