



West End, Briston Melton Constable NR24 2HY

welcome to

West End, Briston Melton Constable

A 2 bedroom house with accommodation comprising entrance lobby, sitting room, kitchen/breakfast room, cloakroom, two bedrooms and bathroom.



**Entrance Door To;
Entrance Hall**

Stairs to 1st floor.

Sitting Room

24' 3" x 10' 10" (7.39m x 3.30m)

2 double glazed windows, 2 radiators, stairs to lower ground floor.

Kitchen/Breakfast Room

Base cabinets, rolled edge work surfaces, stainless steel sink, built in oven and hob, recesses for fridge/freezer and washing machine, oil fired boiler, double glazed sliding door to garden.

Cloakroom

wc and wash hand basin.

Bedroom

10' 9" x 9' 4" (3.28m x 2.84m)

Radiator, double glazed window.

Bedroom

8' 5" x 7' 6" (2.57m x 2.29m)

Radiator, double glazed window.

Bathroom

Panelled bath, wc, hand basin, radiator, double glazed window.

Outside

Low maintenance garden and allocated parking for 2 cars.



view this property online williamhbrown.co.uk/Property/HOL106391



welcome to

West End, Briston Melton Constable

- Kitchen/breakfast room
- sitting room
- Small low maintenance garden
- Off road parking
- New carpets

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HOL106391



Property Ref:
HOL106391 - 0006

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