



Long Yard, Briston Melton Constable NR24 2LB

welcome to

Long Yard, Briston Melton Constable

A charming 3-bedroom end-terraced cottage tucked away in a quiet yet central position within this well-served North Norfolk village. Boasting lounge with beamed ceiling, modern kitchen, larger than average garage, garden, it makes an excellent opportunity for investment buyers.



**Entrance Door To;
Entrance Hall**

Oil fired boiler, radiator, carpet, double glazed window to side.

Sitting Room

15' 3" x 14' 3" max (4.65m x 4.34m max)
Double glazed window to rear, stairs to first floor, radiator, fireplace with stove on pamment tiled hearth, ceiling beams.

Kitchen

11' 8" x 8' 8" (3.56m x 2.64m)
Double glazed window to front, 1 1/2 bowl sink, wooden worktop, recess for washing machine, vinyl flooring, built in oven, space for upright fridge/freezer.

Side Hall

Carpet. Door to front.

Bathroom

Panelled bath with shower above, wc, pedestal wash basin, double glazed window to rear, radiator, vinyl flooring, loft hatch.

Bedroom 3

9' 5" x 8' 7" (2.87m x 2.62m)
Double glazed window to front, radiator, telephone point, carpet.

Landing

Carpet, loft hatch.

Bedroom 1

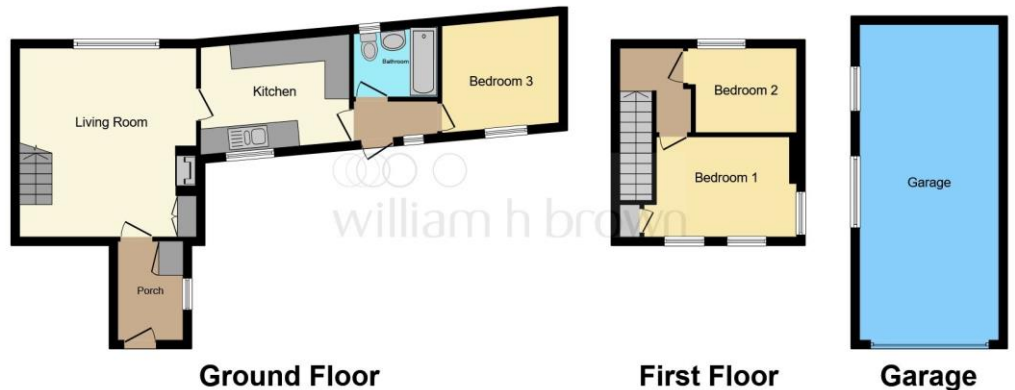
12' 3" max x 8' (3.73m max x 2.44m)
2 double glazed windows to front, built in cupboard, radiator, double glazed window to side, carpet, television point.

Bedroom 2

8' 9" max x 7' 3" (2.67m max x 2.21m)
Double glazed window to rear, radiator, carpet.
Currently being used as a dressing room.

Outside

Garage measuring 24ft 5 x 10ft 8 with up and over door and personal door to side. Double 5 bar gate opening onto the garden with parking space and lawn. split level.



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



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Long Yard, Briston Melton Constable

- Guide Price £200,000 - £210,000
- Ground floor bedroom
- Sitting room with beamed ceiling and stove
- Modern kitchen
- Large garage

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HOL106548 - 0019

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