



Briston Road, MELTON CONSTABLE NR24 2DF

welcome to

Briston Road, MELTON CONSTABLE

A two bedroom ground floor flat briefly comprising entrance hall, sitting room, kitchen, bathroom, inner hall and two bedrooms.



**Entrance Door To;
Entrance Hall**

Laminate flooring, radiator.

Sitting Room

16' x 11' 10" max (4.88m x 3.61m max)

Double glazed window to front, radiator, fitted carpet and dado rail.

Kitchen

7' 9" x 7' 9" (2.36m x 2.36m)

Wall and base cabinets, rolled edge worktops, stainless steel sink, double glazed window to front, laminate flooring, slot for cooker with hood above, space for fridge and freezer, recess for washing machine.

Bathroom

Laminate flooring, cupboard housing boiler, double glazed window to front, panelled bath with shower handset, wc, pedestal wash basin, radiator.

Inner Hall

Built in cupboard, radiator.

Bedroom 1

13' 8" max x 8' 5" + door recess (4.17m max x 2.57m + door recess)

Double glazed windows to front and side, laminate flooring and radiator.

Bedroom 2

9' 2" x 6' 9" max (2.79m x 2.06m max)

Radiator, laminate flooring and double glazed window to side.

Outside

Small garden with shed, please note there is a dropped kerb outside so off road parking could be created.



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Briston Road, MELTON CONSTABLE

- Guide Price £140,000-£150,000
- 2 bedrooms
- Garden
- LPG gas central heating
- Popular village location

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 163 years from 13 Feb 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HOL106521 - 0005

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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