

Arnolds | Keys



17, Chequers Close, Briston NR24 2PW

Price Guide £265,000

- Offered with no onward chain
- Play room/Study (formerly the garage)
- Close to village store
- Recently replaced kitchen
- Three bedrooms
- Oil fired central heating
- Off-road parking
- Recently replaced bathroom

17 Chequers Close, Briston. NR24 2PW

Offered with no onward chain is this modern detached house forming part of this popular development by Norfolk Homes Ltd. The property lies within walking distance of the Village centre.

The property offers adaptable accommodation with three bedrooms and a study/playroom converted from the original garage. The accommodation has oil fired central heating and the kitchen and bathroom were replaced prior to a recent tenancy. The property will be offered with vacant possession.



Council Tax Band: C



ENTRANCE HALL

Part glazed entrance door, laminate flooring, radiator, stairs to first floor and built in cupboard.

CLOAKROOM

Pedestal wash basin and close coupled w.c.

LOUNGE/DINER

19'6" x 11'1"

Laminate flooring, two radiators, patio doors to rear garden and fireplace surround.

FITTED KITCHEN

13'5" x 6'11"

Recently re-fitted with a range of base and wall units with laminated work surfaces, inset sink and tiled splash backs. Integrated appliances including bottled gas hob, oven, washing machine and larder fridge/freezer. Tiled floor and radiator.

PLAY ROOM OR OFFICE

13'11" x 7'7"

(Formerly the garage) Fitted carpet, storage heater, door to side, wall mounted oil fired boiler and door to useful walk in cupboard.

FIRST FLOOR LANDING

Fitted carpet, built in airing cupboard.

BATHROOM

Recently replaced white suite with panelled bath and shower over, vanity unit with wash basin and WC. Tiled floor and radiator.

BEDROOM

11'2" x 8'11"

Fitted carpet and radiator.

BEDROOM

15'0" x 10'3"

Fitted carpet, radiator and built in wardrobes.

BEDROOM

19'8" x 7'0"

Fitted carpet, radiator and built in cupboard.

GARDENS

To the front of the property is a driveway providing off-road parking, to the side of which is a grassed area. The rear garden is fully enclosed and has a paved patio and lawned area.

AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. Central heating is provided by an oil fired boiler. The property has a Council Tax Rating of Band C.

Please note: The photographs we have used were taken prior to a recent tenancy of the property. It is being offered with full vacant possession.





Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.