



15 Brownsfield, Roughton, NR11 8LX

Price Guide £215,000

- Mid terrace bungalow
- Living room
- Shower room
- Some updating required
- Enclosed garden
- Two bedrooms
- Conservatory
- Utility room
- Village location
- No onward chain

15 Brownsfield, Roughton NR11 8LX

A mid terrace ex- local authority bungalow located in the village of Roughton tucked away in the cul-de-sac off Brownsfield.

A well presented bungalow that would benefit from some updating, being offered with two double bedrooms, bathroom, kitchen, lounge and conservatory looking over the rear garden, and offered with no onward chain.

Roughton has many amenities with post office, shop, petrol station pub and fish & chip shop. Also has a good bus service taking you to the city of Norwich and coastal towns of Sheringham & Cromer.



Council Tax Band: B



FRONT PORCH

UPVC double glazed door and side panel to porch with tiled floor and full glazed UPVC door to:

HALLWAY

Doors to all rooms, carpet, ceiling light point, two large storage cupboards, airing cupboard with shelving and hot water cylinder. Access to roof space, wall mounted electric storage heater.

KITCHEN/BREAKFAST ROOM

UPVC double glazed window to the front, range of base and drawer units with inset stainless steel sink, space for washing machine under counter fridge, and freezer and cooker. Tiled splashbacks, wall mounted kitchen cupboards, glass sliding hatch window to lounge, vinyl flooring, ceiling light.

LOUNGE/DINER

Full height sliding patio doors to conservatory, carpet, ceiling light, wall mounted electric storage heater.

CONSERVATORY

UPVC construction with windows to the rear and door to the side over looking the garden. Vinyl flooring, polycarbonate roof.

UTILITY ROOM

UPVC double glazed door to rear garden, vinyl flooring, wall mounted electric fuse box and ceiling light.

BEDROOM ONE

UPVC double glazed window to the front, carpet, ceiling light, wall mounted storage heater.

BEDROOM TWO

UPVC double glazed window to the rear, wall mounted storage heater, carpet, ceiling light.

W.C

UPVC double glazed window to the front, low level WC, ceiling light, Vinyl flooring.

SHOWER ROOM

UPVC double glazed window to the front, pedestal wash hand basin, separate shower cubicle with tiled walls and shower over with glass screens. vinyl flooring, ceiling light.

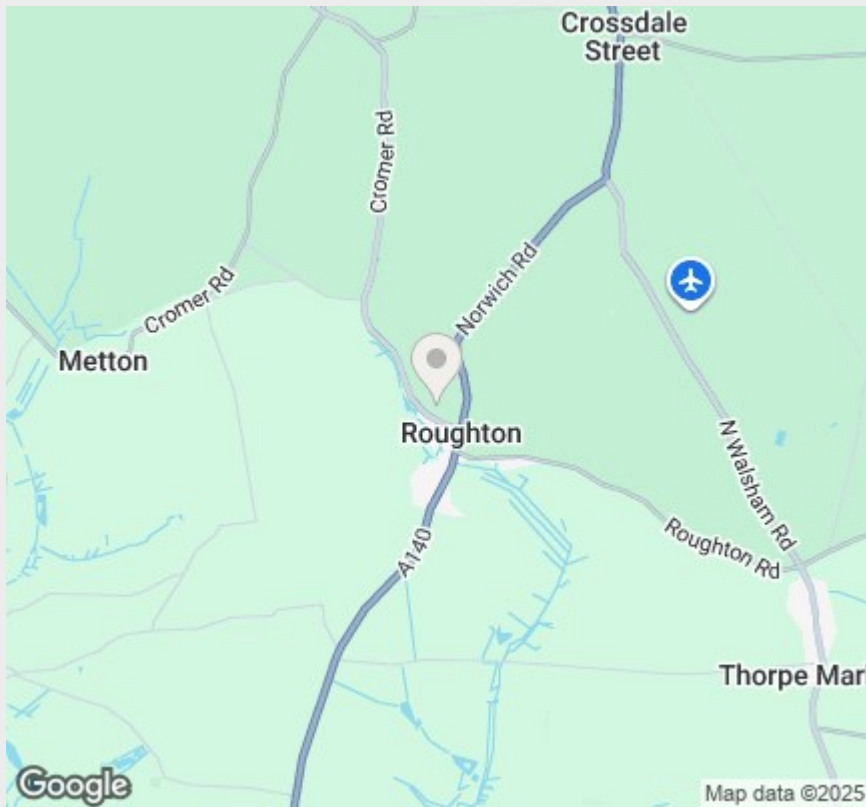
OUTSIDE

Small lawn garden to the front with pathway to the front door. The rear garden is fully enclosed with timber panel fencing and a rear access gate leading out onto the alley way and back round to the front. The rear garden is on two levels with a patio area, lawned area, small vegetable patch and Summer House.

AGENTS NOTE

This is a Freehold property, it is an ex-local authority property and does have a section 157 attached, meaning that to purchase this property you must have worked or lived in Norfolk for the past three years. It has all mains connected and holds a council band tax B.



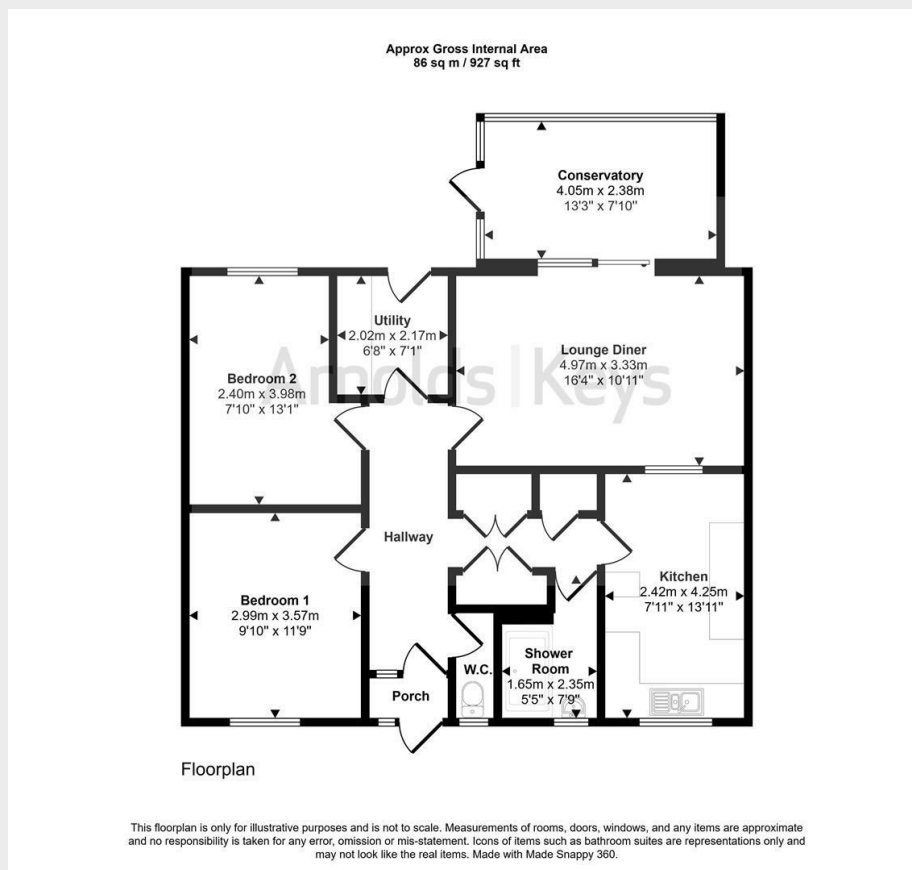


Viewings

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		79
(55-68) D	59	
(39-54) E		
(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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com