



2 Pond Cottage, Pond Road, Paston, NR28 9TQ

Price Guide £235,000

- Brick and flint cottage
- Updating required
- South west facing garden
- Gas central heating
- Three bedrooms
- Driveway with parking
- Ground floor bathroom
- Rural village location

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A traditional style Norfolk flint and brick cottage. This property needs updating throughout but offers three bedrooms on the first floor, one reception room, kitchen/diner and bathroom on the ground floor. There is gas central heating, and open fire. A south west facing garden with brick built out house.

The cottage is located in the village of Paston which is just a short drive to the coastal village of Mundesley and market town of North Walsham.



Council Tax Band: B



LOUNGE

UPVC double glazed door and window to the front aspect. Feature brick open fireplace. TV point. Pine latch doors to stairs and kitchen. Ceiling light point. Two radiators.

KITCHEN/DINER

UPVC double glazed window and door to rear, door to large understairs storage cupboard. Window to the side. Cupboard housing wall mounted gas central heating boiler. Stainless steel sink with storage cupboard beneath. Door to rear porch and bathroom.

REAR PORCH

UPVC double glazed door to garden. Ceiling light, pine clad wall and pine latch door to bathroom. The bathroom and rear porch has a flat roof.

BATHROOM

Single glazed obscure glazed window to the rear. White suite with vanity wash basin and storage cupboard beneath, panelled bath with electric shower over. WC. Tiled walls and ceiling light. Radiator.

LANDING

Window to the side, access to loft space and pine doors to all bedrooms.

BEDROOM ONE

UPVC double glazed window to the front with views over roof tops and fields. Radiator, built in wardrobes and ceiling light.

BEDROOM TWO

UPVC double glazed window to the rear. Radiator, ceiling light.

BEDROOM THREE

UPVC double glazed window to the rear. Ceiling light and radiator.

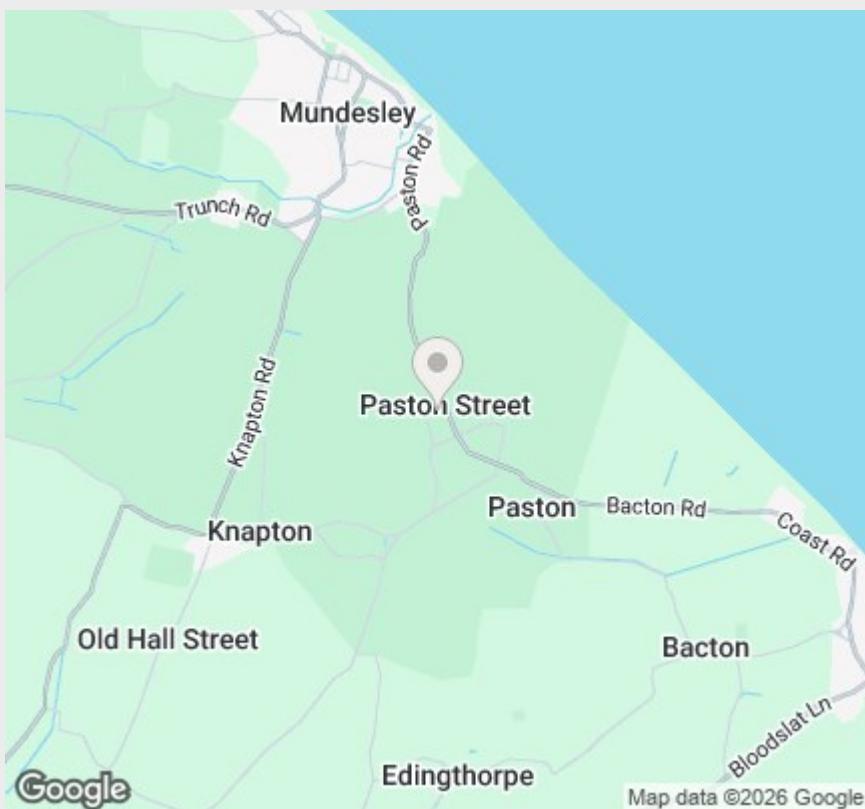
OUTSIDE

The cottage has a shingled driveway to the front and side of the property, conifer hedge to the front. Access leads to the rear garden with storage shed, brick weave patio, garden pond, mature trees and shrubs, and brick built outhouse with pitched roof.

AGENTS NOTE

This is a Freehold property with a Council tax band B. All mains services connected.





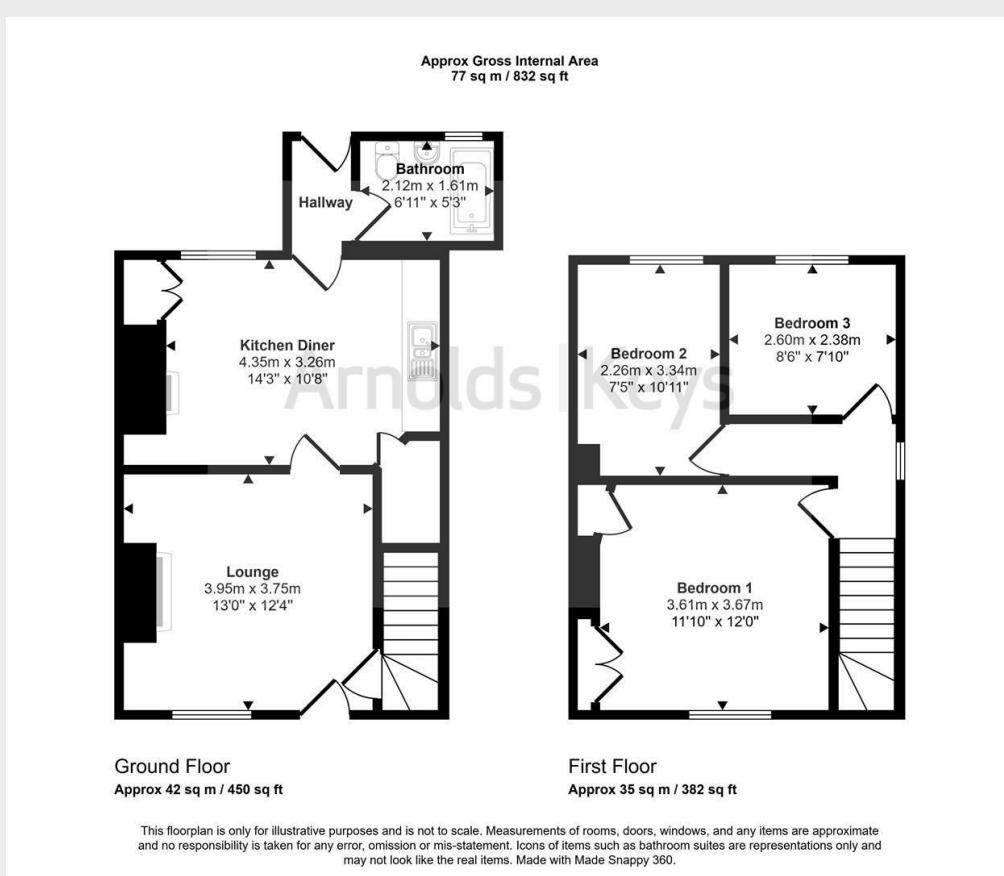
Viewings

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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

