

Aldreds
Estate Agents



145 Neville Road, Sutton, NR12 9RR

£210,000



3



1



2



C



£210,000

145 Neville Road

Sutton, NR12 9RR

- Mid Terrace House
- Modern Fitted Kitchen & Bathroom
- Pleasant Enclosed Rear Garden
- Offered With No Onward Chain
- An Ideal First Time Buy or Buy to Let Investment
- Three Bedrooms
- Electric Storage Heating
- Conservatory
- Popular Broadland Village
- Early Internal Viewing Is Highly Recommended

Aldreds are pleased to offer this well presented three bedroom house, located in the popular Broadland village of Sutton. Recently refurbished and redecorated, this nicely positioned property offers accommodation including an entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and bathroom. The property offers electric storage heating, a good size garden and a garage en bloc. Offered with no onward chain, early internal viewing is recommended. An ideal first time buy or to let investment.



Entrance Hall

Part obscure uPVC glazed entrance door with glazed side panel, storage heater, power points, stairs to first floor landing, door giving access to;

Lounge 12'8" reducing to 10'8" x 13'11" (3.87m reducing to 3.27m x 4.25m)

Window to front aspect, power points, telephone point, television point, open plan access to;

Dining Room 10'1" x 7'8" (3.08m x 2.35m)

Storage heater, power points, glazed French doors to conservatory, door to giving access to;

Kitchen 10'0" x 7'11" (3.07m x 2.42m)

Window to rear aspect, under stairs cupboard, a range of modern kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob, stainless steel chimney extractor, plumbing for washing machine.





Conservatory 9'10" x 7'10" at max (3m x 2.4m at max)

Of a uPVC sealed unit double glazed construction with a pitched Polycarbonate roof with sliding patio doors giving access to rear garden.

First Floor Landing

Loft access, airing cupboard housing hot water cylinder with immersion heater, power points, doors leading off;

Bedroom 1 12'2" x 8'11" (3.73m x 2.72m)

Window to front aspect, power points.

Bedroom 2 11'10" x 8'11" reducing to 7'3" (3.62m x 2.73m reducing to 2.23m)

Window to rear aspect allowing an attractive farmland view to the rear, power points.

Bedroom 3 9'3" x 6'9" at max (2.83m x 2.08m at max)

Window to front aspect, power points, television point, built-in cupboard.

Directions

From Aldreds Stalham office proceed along St Johns Road, turning right onto Brumstead Road, at the 'T' junction turn right, then turn left at the mini roundabout, continue into the village of Sutton, passing Nicholsons Garage on the left hand side. Turn right into Neville Road and continue along Neville Road as the road bears round to the right, before turning left. Proceed to the end of the road where the property can be found at the end of the cul-de-sac.



Bathroom

Obscure glazed window to rear aspect, panelled walls, bath with electric shower attachment over, low level w.c., hand wash basin with mono bloc tap in a fitted vanity storage unit.

Outside

The property offers a lawned front garden with paved pathway to front entrance with shingled parking space. To the rear there is a nicely enclosed garden with close board panel fencing to boundaries, mainly laid to lawn with a patio to the rear of the property. The property offers a garage en bloc.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: B.

Energy Performance Certificate (EPC)

EPC Rating: C.

Location

Sutton is a small Broadland Village situated in close proximity of Stalham. There is an attractive staithe on the upper reaches of the River Ant, a garden centre and a popular Public House. The adjoining Stalham is a small Broadland Town with its own facilities which include schools, a variety of High Street shops including a supermarket, food outlets, health centre, post office and library.

Reference

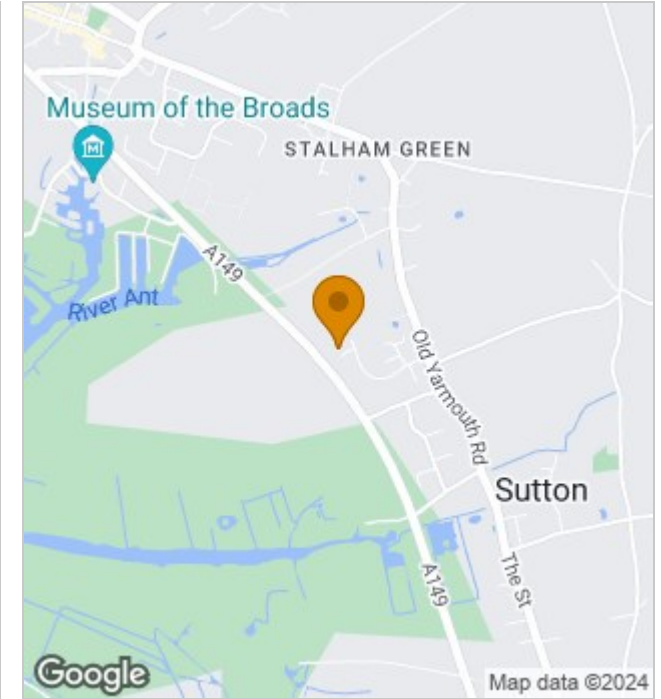
S9793/PJL



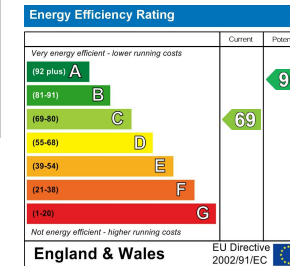
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA