

Aldreds
Estate Agents



109 Neville Road, Sutton, NR12 9RR

Price Guide £150,000





109 Neville Road

Sutton, Norwich, NR12 9RR

- Spacious Mid Terrace House
- In Need Of Refurbishment
- Garage En-Bloc & Parking Space
- Popular Broadland Village
- Be Quick To View!
- Three Bedrooms
- Storage Heating
- Nice Tucked Away Location
- Offered With No Onward Chain

Aldreds are pleased to offer this three bedroom mid terrace house in the popular Broadland village of Sutton. Now requiring refurbishment and updating, this property represents an excellent opportunity for either a first timer buyer or an investor. The accommodation includes an entrance porch, lounge diner, kitchen/breakfast room, conservatory, three bedrooms and first floor bathroom. The property offers storage heating, an enclosed garden, garage en-bloc and parking space. Offered with no onward chain.



Entrance Porch

Part glazed entrance door, electric fuse board, glazed door giving access to;

Lounge 18'2" x 13'0" reducing to 8'9" (5.54m x 3.97m reducing to 2.69m)

Front facing window, two storage heaters, stairs to first floor landing with stairlift, power points, telephone point, television point, under stair cupboard, door giving access to;

Kitchen/Diner 13'1" x 8'8" (3.99m x 2.66m)

Rear inward facing window, a range of kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer, plumbing for washing machine, power points, electric cooker point, storage heater, glazed door giving access to;

Conservatory 13'0" x 8'10" (3.98m x 2.7m)

Glazed on a brick built base with a pitched Polycarbonate roof, French doors to rear garden, power points.





First Floor Landing

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

Bedroom 1 13'0" x 8'10" (3.98m x 2.7m)

Window to rear aspect, storage heater, power points.

Bedroom 2 10'1" plus doorwell x 6'5" (3.08m plus doorwell x 1.96m)

Window to front aspect, power points.

Bedroom 3 10'0" x 6'5" (3.05m x 1.98m)

Window to front aspect, power points.

Bathroom

Panelled bath with electric shower over, pedestal hand wash basin, low level w.c., heated towel rail, shavers point, ventilation.

Directions

From Aldreds Stalham office, proceed along St Johns Road turning right at the junction onto Brumstead Road, turn right at junction towards the mini roundabout, bear left onto Old Yarmouth Road, proceed towards Sutton passing Nicholsons Garage on the left hand side. Turn right into Neville Road, continue towards the end of road. The property can be found on the left hand side, located down a pathway to the rear of the road facing properties, and identified by our 'For Sale' board.



Outside

The property is approached via a pathway from Neville Road, leading to an enclosed front garden with picket fencing and timber gate. To the rear of the property there is a generous garden, nicely enclosed with close board panel fencing to boundaries, mainly paved with a variety of well stocked shrubbery and planting and a gate giving pedestrian access to rear. The property benefits from a garage en-bloc with associated parking space.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: 'B'

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.

Agents Note

Our vendor informs us that the washing machine, fridge freezer and television are included in the sale. There is also a Stena stairlift (vendor advises this is fully working and serviced) which will also remain in the property and is included in the sale.

Reference

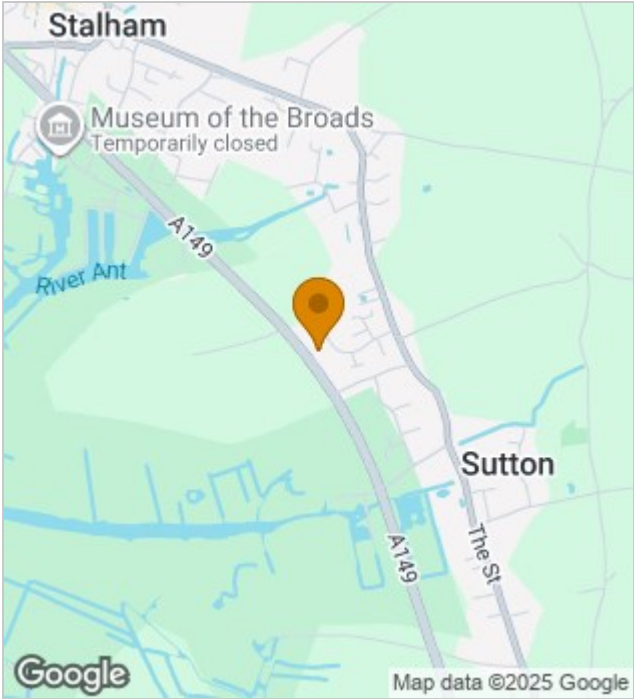
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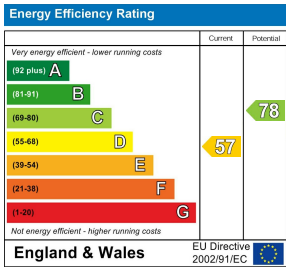
Floor Plans



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
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