



30 RECTORY CLOSE
LONG STRATTON, NR15 2TU



An established semi-detached bungalow in a residential cul-de-sac within the popular town of Long Stratton

The property is an established semi-detached bungalow at the end of a residential cul-de-sac within Long Stratton. It has been a much loved home and now offers scope for updating but enormous potential.

It has the benefit of a driveway to the side and a garage. There is also a conservatory. The front door opens to the entrance hall and there are two double bedrooms to the side. There is a shower room to the front and also the kitchen which is comprehensively fitted with a range of wall and base units. The sitting room is to the rear and has a feature fireplace and opens to the conservatory.

The rear garden is a delightful feature which is laid to lawn with a wide array of shrubs and flowers and there is a utility area behind the garage with a greenhouse.

LOCATION

Long Stratton offers many amenities including a supermarket, a variety of shops and a leisure centre. Long Stratton is around 11 miles from Diss Station, with direct connections into London Liverpool Street. Norwich city centre is just under 13 miles

away and provides many high street department stores, leisure facilities, a number of Ofsted rated schools and colleges. Norwich also boasts an international airport.

SERVICES

Electric Storage Heaters. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council
Council Tax Band B

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.



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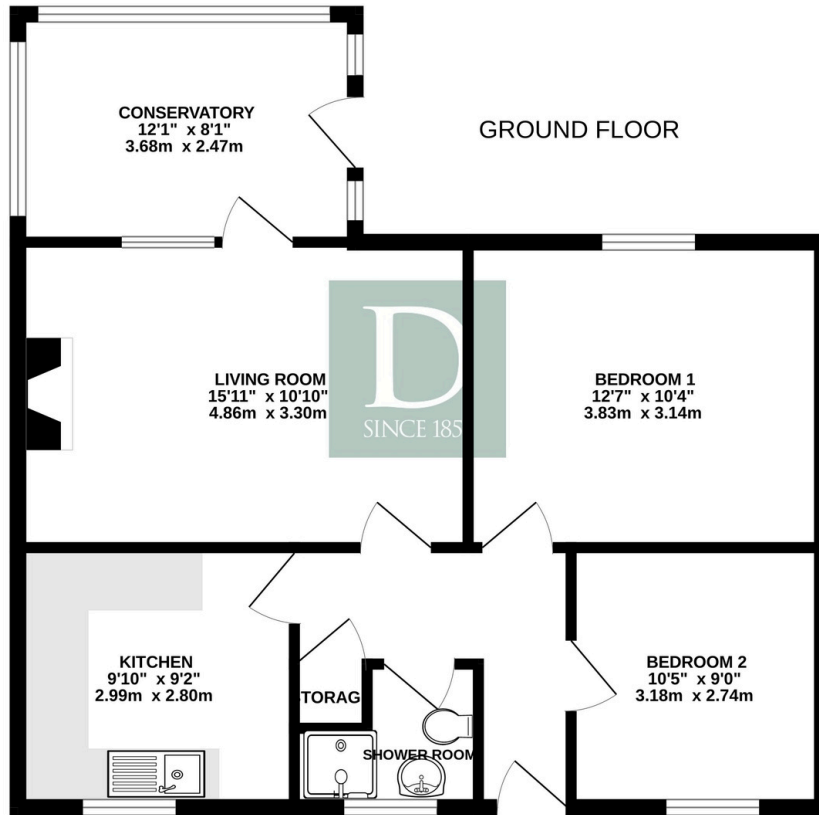
11
miles



EPC



FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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