



Red Lion Close, Holme Hale, IP25 7DL

welcome to

Red Lion Close, Holme Hale

>> NO ONWARD CHAIN! An excellent opportunity to purchase this 1 bedroom end-terraced bungalow, located within the semi-rural village of Holme Hale. The property would benefit from some internal modernisation, offering corner gardens, off-road parking and more!



Accommodation

Recessed storm porch with tiled flooring, UPVC external entrance door opening to:

Front Lobby

Wall mounted electric heater, internal door opening to:

Lounge

13' 10" x 11' max (4.22m x 3.35m max)

Wall mounted storage heater, television point, UPVC double glazed window to front aspect.

Kitchen

11' 8" x 9' 11" (3.56m x 3.02m)

A range of wall and floor mounted units with work surfaces over, stainless steel sink and drainer unit, space for an electric cooker, space for a fridge/freezer, plumbing for a washing machine, UPVC double glazed window to rear aspect and part glazed external entrance door opening to the garden.

Utility / Rear Lobby

6' 11" x 6' 7" (2.11m x 2.01m)

UPVC double glazed window to front, external entrance door to side elevation

Inner Hall

Internal doors opening to bedroom and shower room

Bedroom

12' 6" max x 10' 7" max (3.81m max x 3.23m max)

Built-in wardrobe, wall mounted electric storage unit, dual aspect UPVC double glazed windows to the front and rear.

Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, quadrant shower enclosure with wall mounted shower unit and tiling, fully tiled floor and walls, storage cupboard, UPVC double glazed window to rear aspect.

Outside

To the front of the property there is a gravelled front garden with pathway to main entrance door, the gravelled driveway extends to the side elevation and the parking area and carport.

The rear garden is laid mainly to lawn with a timber garden storage shed and interspersed with various ornamental trees, flowers and shrubs. The rear backs onto open fields giving the occupants beautiful views all year round

Location

The peaceful village of Holme Hale is located approximately 6 miles from the historic market town of Swaffham and 10 miles from Dereham. Holme Hale boasts a church and village hall, which hosts several active clubs. Holme Hale is also on a bus route with the neighbouring village of Necton, which is well serviced with a grocery store/Post Office, Asda, Costa, Butchers, car repair garage, public house/restaurant (temporarily closed), social club and playing field. There are also two Doctors surgeries, which are linked to the Swaffham surgeries, and a village Primary School.

Council Tax Band

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



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Red Lion Close, Holme Hale

- 1 Double bedroom end-terraced bungalow
- Opportunity to update and modernise
- Good size front facing lounge
- Kitchen, utility and shower room
- Established corner gardens and backing onto fields

Tenure: Freehold EPC Rating: E

Council Tax Band: A



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110443 - 0002

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