



4 Festival Road

£245,000

Boasting plenty of potential is this well positioned three-bedroom semi-detached house situated in the rural location of Billingford. This property is ideal for those looking to put their own stamp on a property.

As you enter, there is a small lobby with staircase directly to front, adjacent is a door leading through to the dining room with a feature arch that leads to a fitted kitchen comprising of base and eye level units with garden views. Next, is a spacious living room that benefits from double aspect windows allowing ample light. To the side of the property, is a workshop, storage area and WC.

Outside, to the front, is a driveway that provides off-street parking for two vehicles and a garden area with laid shingles and grass with a surround hedge. To the rear, is a generous garden plot, with laid patio, grass, a currently disused water feature/pond and shed. Further down, there are a few former aviaries and storage shed.

The property is offered with No Onward Chain.

Services

Electric heaters. Mains water, drainage, and electricity are connected.



Situation

Billingford is a wide spread village and is situated mid way between the larger villages of Bawdeswell and North Elmham where there are excellent local shops, primarily schools and other facilities. Reepham is about 6 miles north east and Dereham about 6 miles south west.

Directions

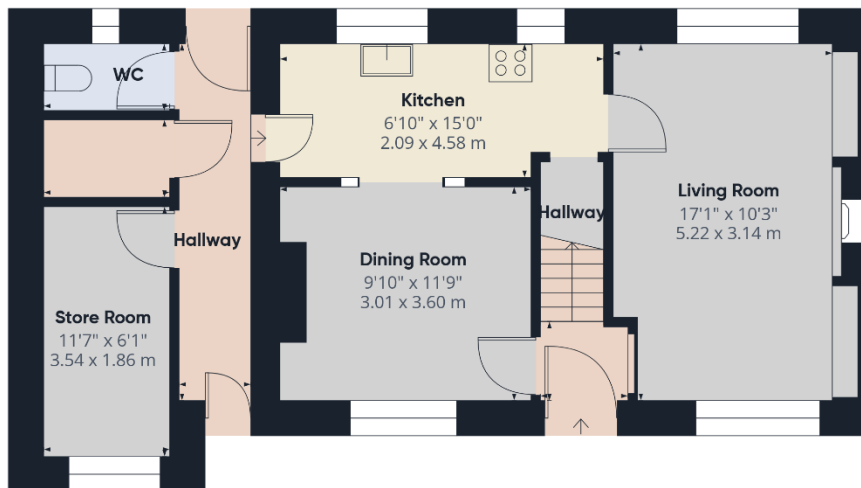
To find the property leave Dereham Market Place by bearing left at the War Memorial and then turning right opposite The George Hotel onto Quebec Road, proceed for 5 miles to North Elmham and turn right in front of The Kings Head Public House. Proceed on the Street and take the right hand turning onto Festival Road, where the property will be found on the right hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

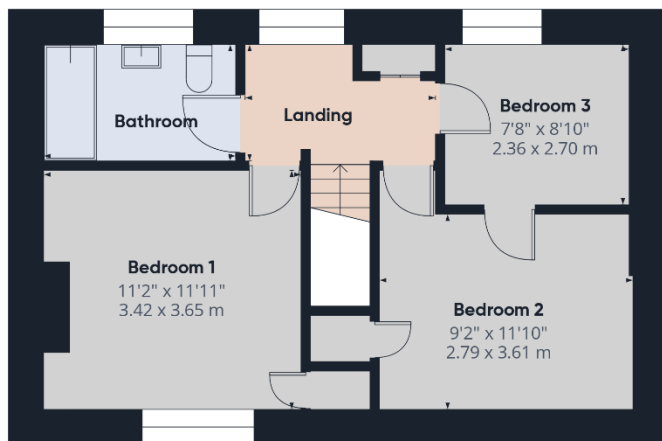
This property is being marketed by our Dereham office and the property reference is AD511.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

PARSONS
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Approximate total area^m

1028 ft²

95.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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