



THE STREET

Bodham, Norfolk, NR25 6NR
Guide Price £300,000

BROWN & CO

LOCATION

Bodham is a traditional Norfolk village situated halfway between Holt and Sheringham and only 2 miles from Weybourne. There is a village hall next to The Red Hart public house and a large playing field where sporting and other events are held regularly. The parish church lies almost a mile to the south in Lower Bodham, while to the north are attractive walks through the woodland leading to Weybourne Station and the National Trust owned Sheringham Park.

DIRECTIONS

Leave the Agents Holt office following the Cromer Road out of the town. Drive through the village of High Kelling on the A148 and continue on this road until you reach Bodham village. At the crossroads turn right onto The Street passing The Red Hart public house on the right hand side. The property can be found after a short distance on the left hand side.

DESCRIPTION

A three bedroom detached house situated in the village of Bodham. The accommodation briefly comprises; entrance porch, entrance hallway, kitchen, utility room, dining room and living room on the ground floor together with three bedrooms and a family bathroom on the first floor. The property is approached via a brick weave driveway providing ample off road parking leading to a detached garage with power and light. To the rear is a fully enclosed landscaped garden which is mainly laid to lawn. The property is offered with no onward chain.

SPECIFICATION

- Detached House situated in the village of Bodham.
- Would benefit from modernisation throughout.
- UPVC Double Glazing.
- Oil Fired Central Heating.
- Kitchen and separate Utility Room.
- Dining Room.
- Living Room.
- Three Bedrooms.
- Family Bathroom.
- Detached Garage with power and light.
- Driveway providing Ample Off Road Parking.
- Fully enclosed, landscaped Rear Garden.
- Offered with no Onward Chain.

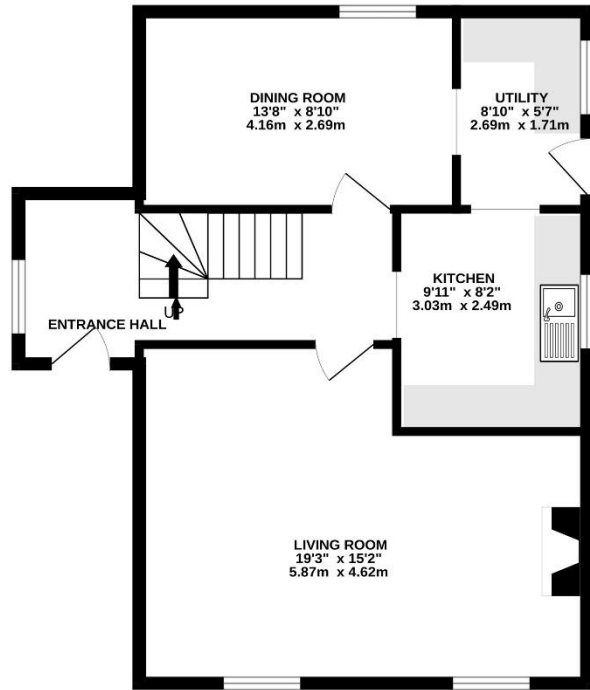
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In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

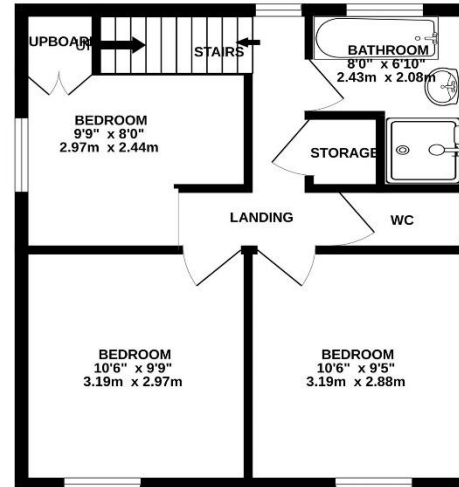




GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 c |
| 55-68 | D | 57 d | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

HALCYON HOUSE NR25 6NR

TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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