



## OLD POST ROAD

Briston, Norfolk, NR24 2NB  
Guide Price £200,000

**BROWN & CO**



## LOCATION

Briston is a busy and expanding settlement with a good range of facilities including shops, pub, primary school as well as sports and community centres. Melton Constable adjoins to the west where there is a doctors' surgery. There is attractive countryside surrounding with the Stody Estate nearby and the coastal Area of Outstanding Natural Beauty beyond. The North Norfolk Coast has fine walking, golfing, sailing and bird watching activities.

The beautiful Georgian town of Holt is approximately three miles away and has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and was originally founded in 1515 and provides pre-prep, prep and senior schools.

The cathedral city of Norwich is just twenty miles away from where there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

## DESCRIPTION

A two bedroom end terrace property situated on Old Post Road in the village of Briston. The accommodation briefly comprises living room, open plan kitchen/dining room and a cloakroom on the ground floor together with two bedrooms and a bathroom on the first floor. The property benefits from electric heating and double glazing. To the outside, the property boasts off road parking and a fully enclosed rear garden with storage shed. Offered with no onward chain.



## SPECIFICATION

- End Terrace Property
- Village Location
- Double Glazing
- Electric Heating
- Living Room
- Open Plan Kitchen/Dining Room
- Cloakroom
- Two Bedrooms
- Bathroom
- Off Road Parking
- Fully Enclosed Rear Garden
- No Onward Chain
- Ideal Investment Opportunity

## ANTI MONEY LAUNDERING LEGISLATION

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.

1a Market Place, Holt, Norfolk, NR25 6BE  
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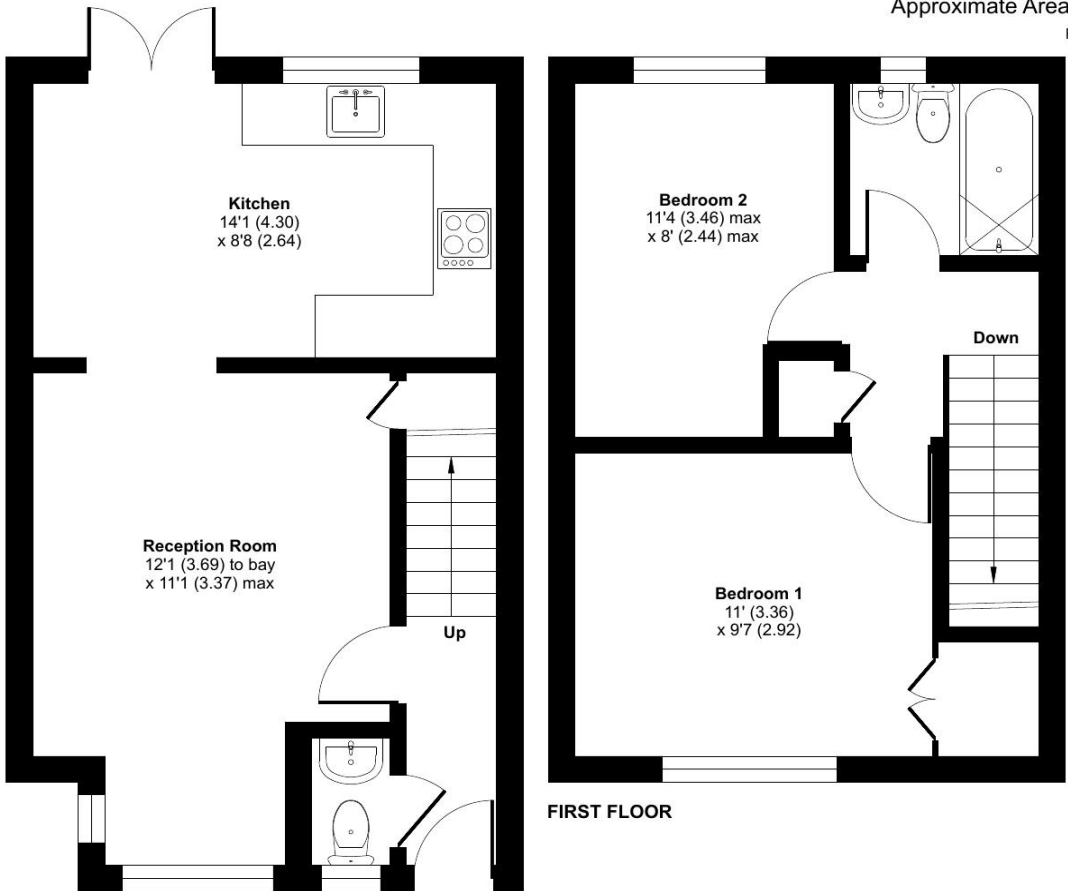




# Old Post Road, Briston, Melton Constable, NR24

Approximate Area = 652 sq ft / 60.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchemcom 2025. Produced for Brown & Co. REF: 1347689

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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