



Lawsons
ESTATE AGENTS

4 Roudham Junction, Bridgham
£220,000

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Bridgham, NR16 2RG

We are delighted to present this charming 3-bedroom mid-terraced house, located in the idyllic surroundings that offer a peaceful retreat from the bustling city life. Situated conveniently with easy access to the A11, this property boasts a lovely lounge and dining room, perfect for entertaining or relaxing with loved ones. The family bathroom, along with the en-suite W/C, provides modern amenities for comfort and convenience.

Council Tax band: B

Tenure: Freehold

Hallway

5' 11" x 3' 10" (1.81m x 1.18m)

Doors to kitchen, bathroom, and dining room, with electric radiator, and tiled flooring.

Kitchen

8' 5" x 7' 5" (2.57m x 2.27m)

Window to side, wall and base units with worktop over, inset 1 bowl butler sink with mixer tap over, integrated electric oven and gas hob, with space for under counter fridge, and washing machine, with tiled flooring.

Bathroom

6' 0" x 3' 3" (1.84m x 1.00m)

Frosted window to hallway, mixer tap shower, low level W/C, wash basin with individual taps over, with partial wall tiling, spotlighting, and tiled flooring





Dining Room

9' 10" x 13' 1" (2.99m x 3.98m)

Window to front and lounge, feature stove with surround, built-in storage, electric storage heater, wood flooring, doors to lounge, storage cupboard, further under stairs storage cupboard, and stairs to first floor landing.

Lounge

10' 10" x 10' 9" (3.31m x 3.27m)

Windows to rear and dining room, feature fireplace with surround, built-in storage, electric radiator, with wood flooring, and door to rear lobby.

Lobby

5' 1" x 4' 2" (1.55m x 1.27m)

Window to storage cupboard, tiled flooring, and door to rear garden.

First Floor Landing

3' 11" x 2' 11" (1.19m x 0.90m)

Doors to all bedrooms, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

10' 0" x 10' 8" (3.04m x 3.25m)

Window to front, with electric radiator, carpet flooring, and door to en-suite W/C.

En-Suite W/C

2' 7" x 5' 3" (0.80m x 1.61m)

Low level W/C, wash basin with mixer tap and tiled splash back over, with tiled flooring.

Bedroom 2

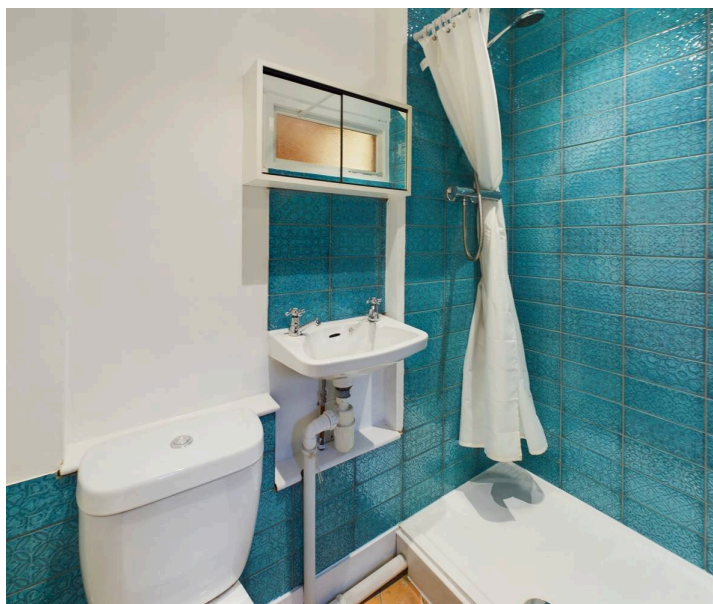
12' 0" x 8' 11" (3.66m x 2.72m)

Window to rear, with electric storage heater, and carpet flooring.

Bedroom 3

12' 0" x 6' 10" (3.65m x 2.09m)

Window to rear, with electric radiator, and carpet flooring.



Front Garden

Mainly laid to lawn, with pathway leading to the front door, hardstanding area, and thatched Gazebo with mains power and lighting connected.

Rear Garden

Enclosed rear garden, mainly laid to lawn.

Parking

This property benefits from off-road parking to the front.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,698.71 per annum for 2024/25.

We are advised that there is a right of way access for the neighbouring properties over the front garden. For more information, please contact the office.

Furthermore, we have been advised that there is a 'Deed of easement' in place that gives numbers 2, 3, 4, & 5 Roudham junction, the joint use and rights to the septic tank, borehole, and water rights. The water pump is located on number 4, the septic tank is located at number 5, and the borehole is located at number 3. For more information, please contact the office.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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