



**61 Briston Road,
MELTON CONSTABLE.**
NR24 2AP.

**Offers sought in the region of
£180,000**
Freehold

South-facing, mid-terraced House with centrally heated and double glazed, 3 bedroomed accommodation, requiring some improvement.

There is a well enclosed garden, and potential for car parking.

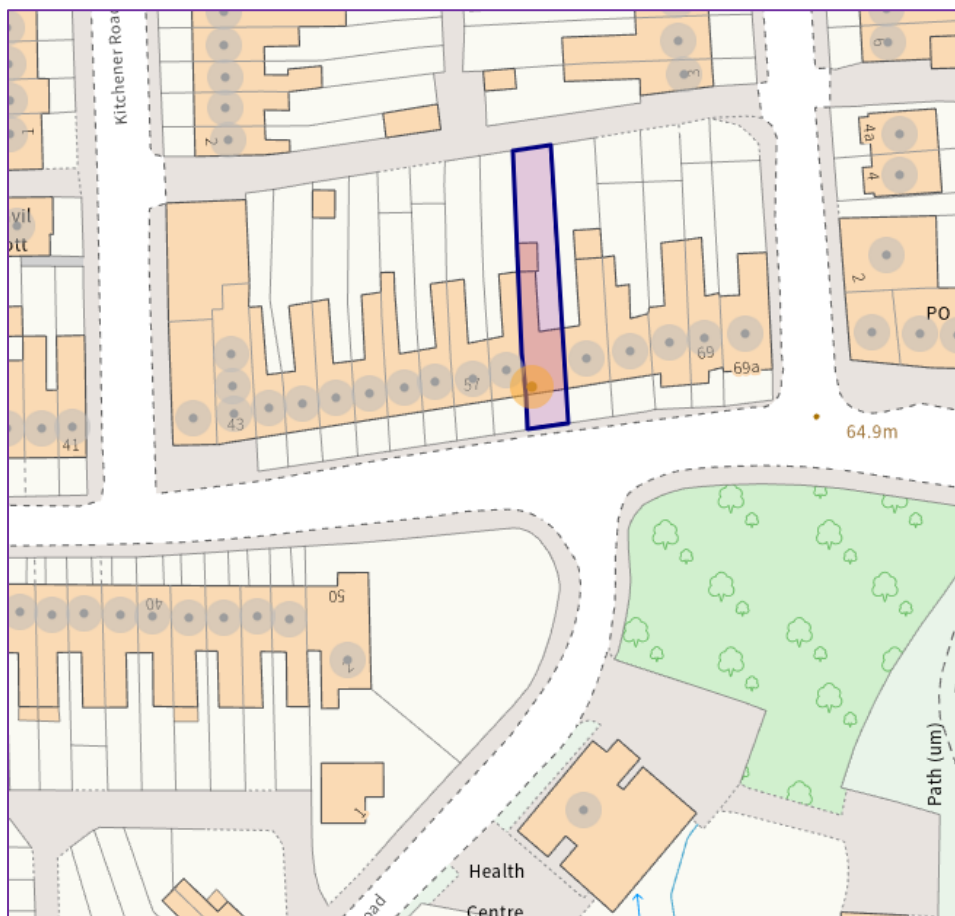
Located in a very convenient position, close to the Health Centre, Butcher's and General Store. The Astley Primary School, open farmland and other local amenities are within easy walking distance.

The accommodation comprises:
Recessed Entrance Porch, Entrance Hall, Sitting room, Dining room, Kitchen, Wet room and 3 Bedrooms.

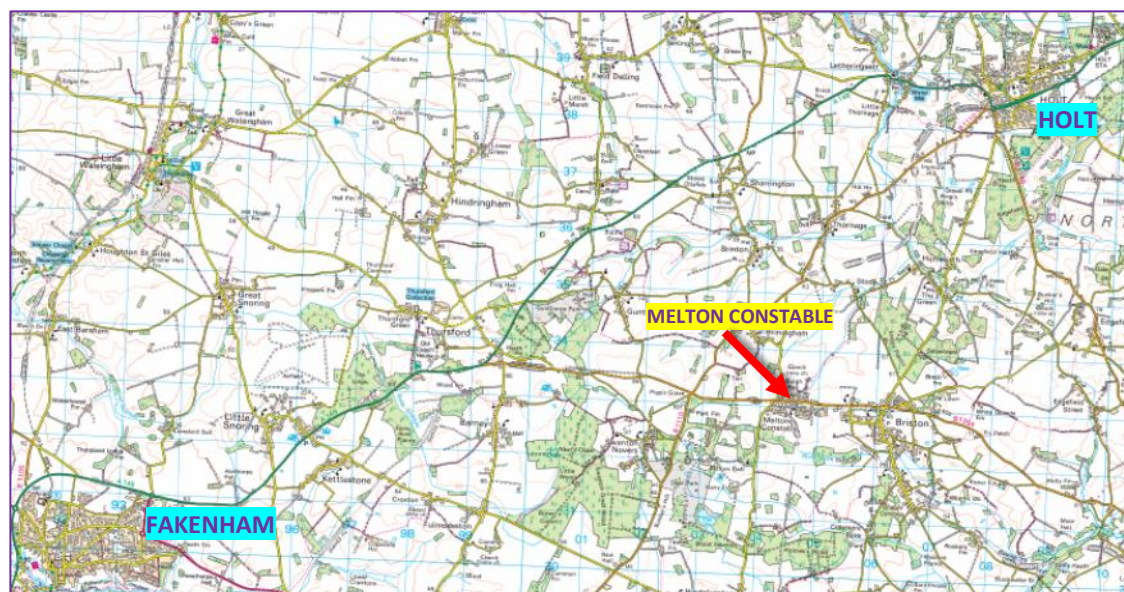
Outside: Small front garden. Well enclosed rear Garden. Potential for car parking.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.148 Holt & Cromer road, and at 5 miles bear right, (just before the Crawfish Thai Restaurant), onto the B.1354, as signposted Melton Constable. Follow the road into the village, and the property is on the left, just after "Rutland's Butcher's", and opposite the turning to Grove Road and the Health Centre.



Location: Melton Constable is a village located in the heart of North Norfolk, with a good range of facilities, including a Co-op shop, post office, an award winning butchers, fast food outlets, doctor's surgery, country club pub and the Astley Primary School. The nearby village of Briston offers a further butchers, a bakers, a deli, fishmongers, a public house and community centre. The village is 5 miles from the Georgian town of Holt, (home to the Gresham Public School), 9 miles from Fakenham Market Town, (with its National Hunt Racecourse), and is within easy reach of the stunning North Norfolk coast, noted for its fine sandy beaches, nature reserves, golf, sailing and other sporting facilities.



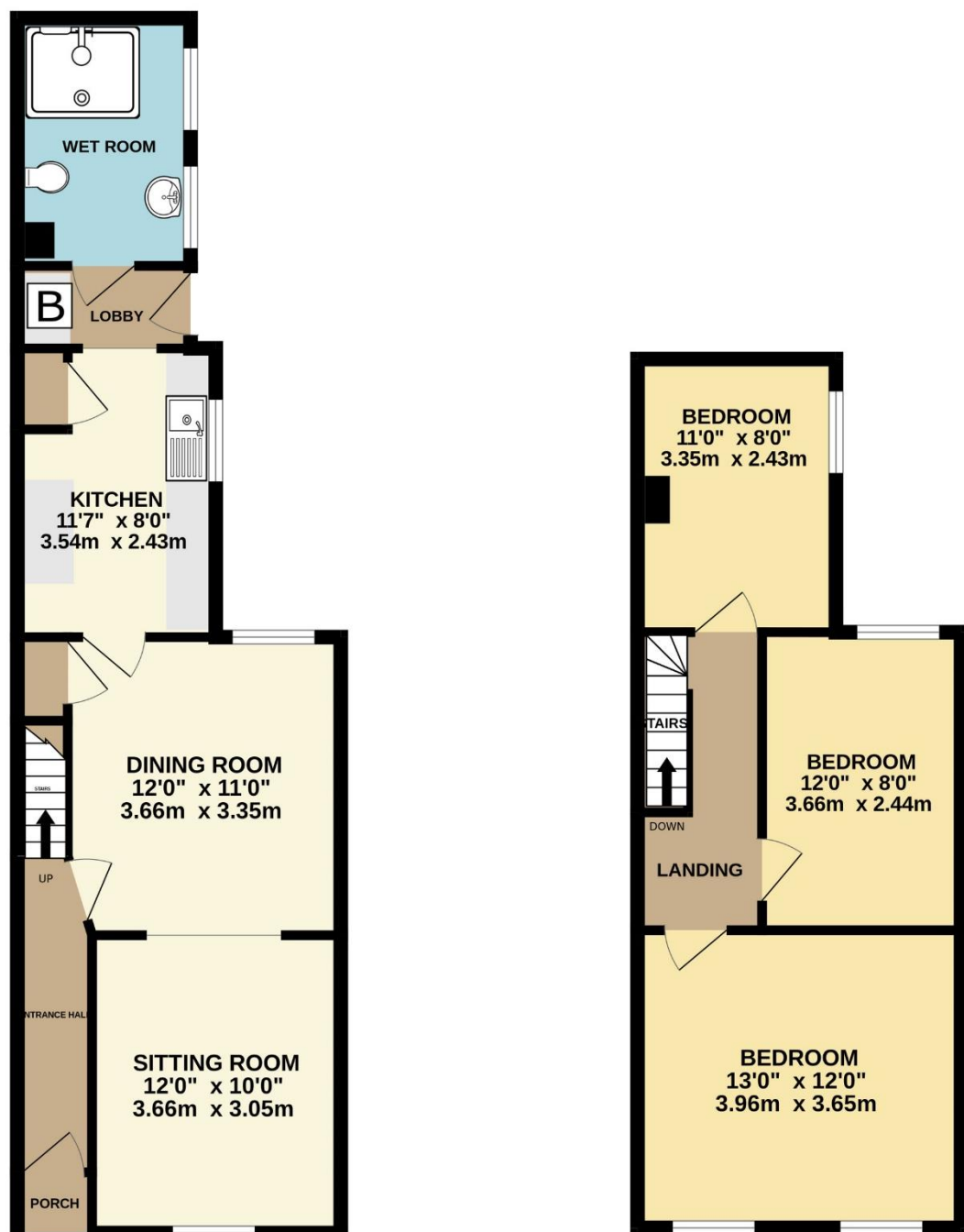
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor:

Recessed Entrance Porch: Half double glazed door to

Entrance Hall: Telephone point.

Sitting room: 12'0" x 10'0", (3.7m x 3.0m). TV point. Archway to

Dining room: 12'0" x 11'0", (3.7m x 3.4m) max. Understairs cupboard. Telephone point.

Kitchen: 11'7" x 8'0", (3.6m x 2.4m). Stainless steel sink unit with drinking water tap set in fitted work top with tiled splash back, and drawers, cupboards, appliance space and plumbing for washing machine under. Further fitted work top with cupboards and appliance space under. Range of wall mounted cupboard units with concealed lighting under. Airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Fitted shelf. Strip light. Venetian blind.

Lobby: with half double glazed door to outside. "Boulter" oil fired central heating boiler. Range of cupboards. Hatch to roof space. Door to;

Fully tiled Wet Room: with "Mira" shower fitting. Low level WC. Hand basin with mixer tap, and cupboard under. "Dimplex" wall mounted electric convector heater. Extractor fan. Roller blinds.

First Floor:

Landing: Hatch to roof space.

Bedroom 1: 13'0" x 12'0", (4.0m x 3.7m). TV point. Telephone point.

Bedroom 2: 12'0" x 8'0", (3.7m x 2.4m). Fitted shelves.

Bedroom 3: 11'0" x 8'0", (3.4m x 2.4m). Fitted shelves.

Outside: To the front of the property is a small, South-facing lawned garden with concrete path leading to the front door.

To the rear is a paved courtyard area which opens onto a well enclosed lawned garden with timber and felt roofed **Store** (requiring repair), and oil storage tank.

At the end of the garden is a pedestrian access leading to a passage which leads around the terrace. There is the potential (by moving the oil tank and adapting the access) to provide a car parking space within the back garden.

Services: Mains water, electricity and drainage are connected to the property. Solar panels augment the electrical supply.

District Authority:

North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** "A".

EPC: E.

