



24 Briston Road, MELTON CONSTABLE.

NR24 2DF.

Offers sought in the region of
£155,000

Freehold

Mid-terraced House with centrally heated and double glazed, 3 bedrooomed accommodation, comprising; 2 reception rooms, a kitchen, bathroom and 3 bedrooms.

To the rear is an enclosed yard with Store.

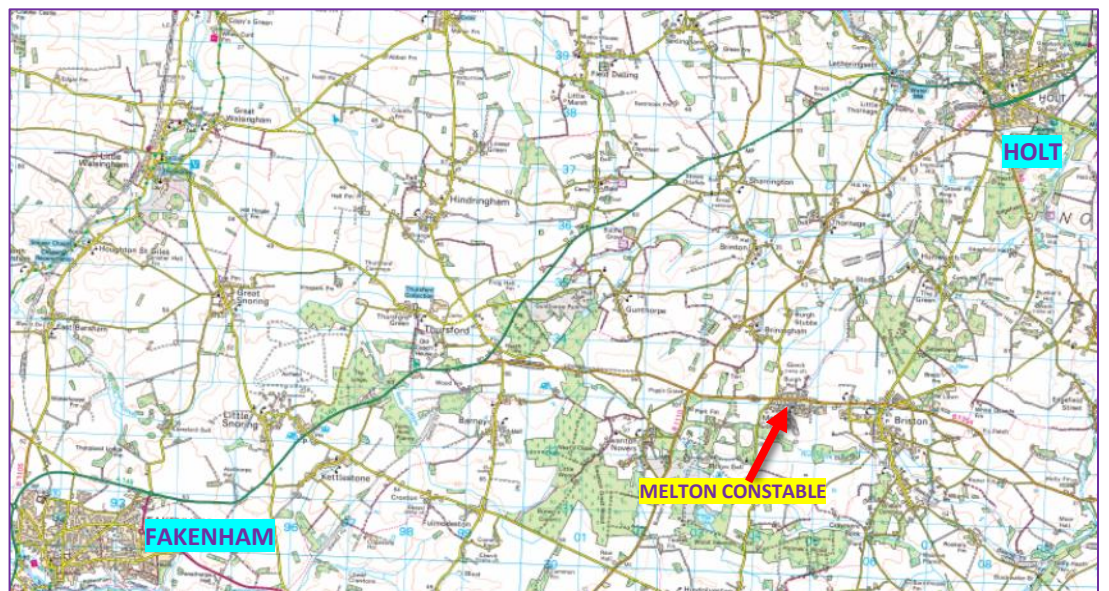
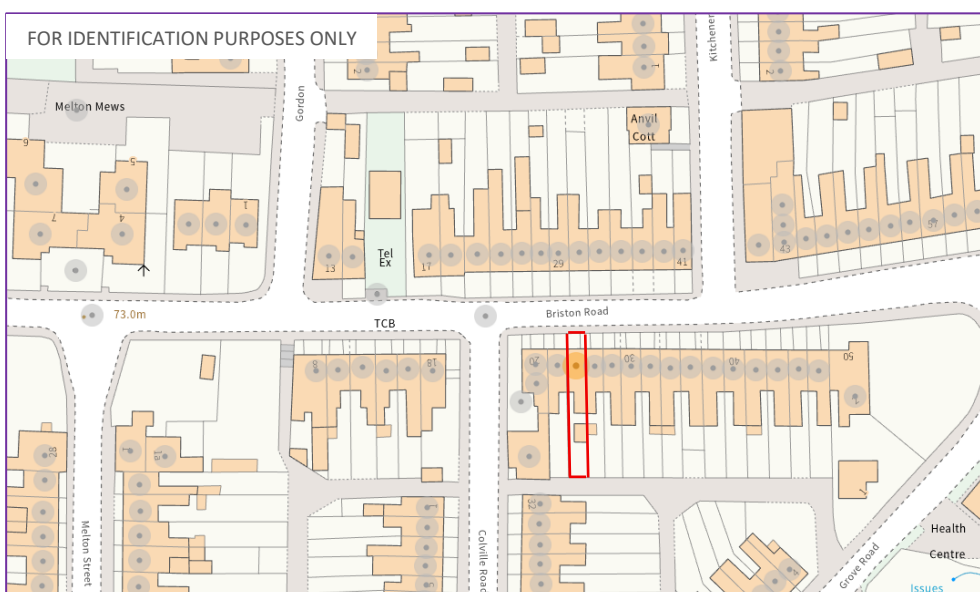
Located in a very convenient position, close to the Health Centre, Butcher's and General Store.

The Astley Primary School, open farmland and other local amenities are within easy walking distance.

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 right, just after the turning to Colville Road, as marked by a for sale board.

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.



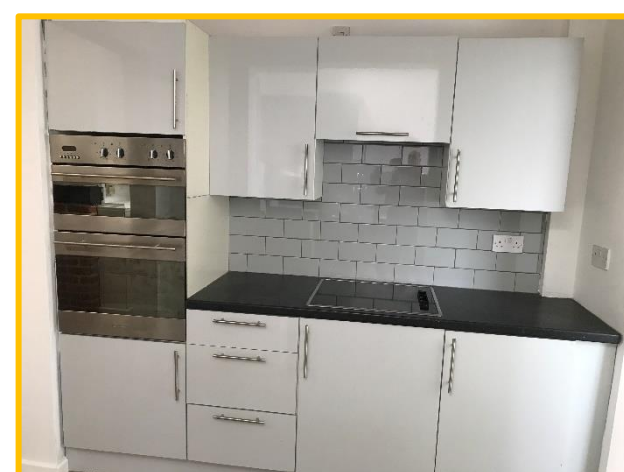
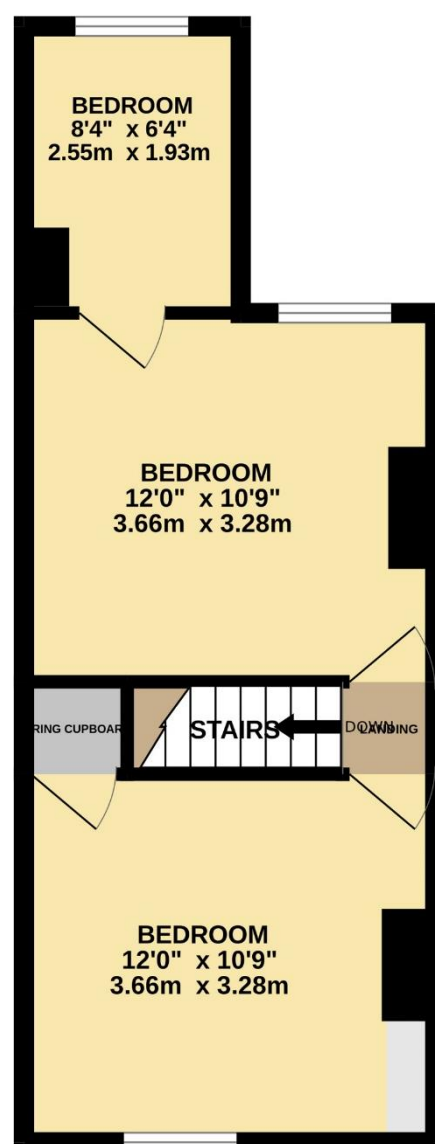
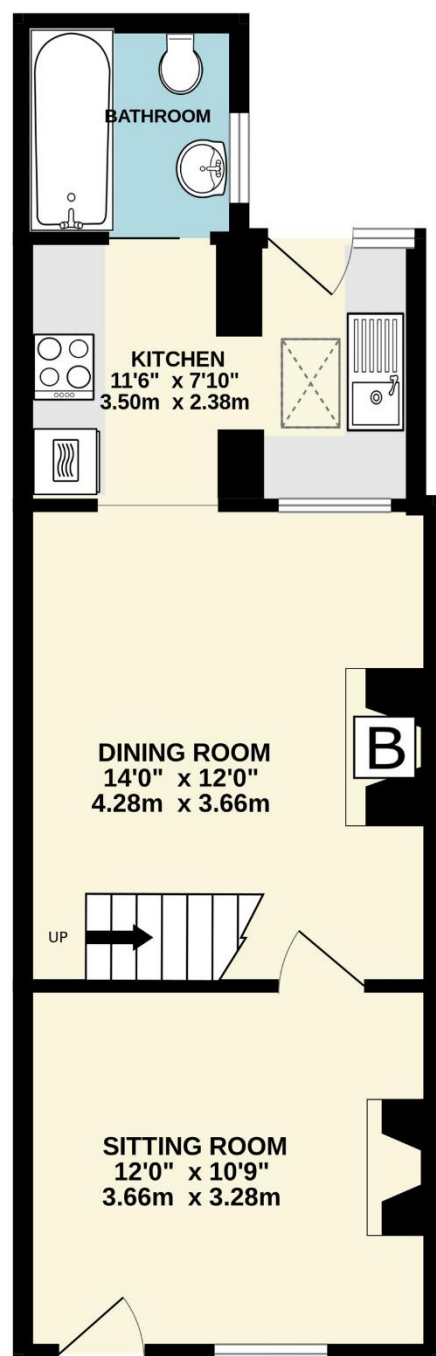
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Ground Floor: Part double glazed door to

Sitting room: 12'0" x 10'9", (3.7m x 3.3m). Decorative tiled fireplace with timber surround, mantle shelf and tiled hearth.

Dining room: 14'0" x 12'0", (4.3m x 3.7m) max. Brick fireplace surround with timber mantle shelf and "Thermecon" oil fired central heating boiler. Wainscot. Staircase to first floor. Opening to;

Kitchen: 11'6" x 7'10", (3.5m x 2.4m). Stainless steel sink unit with pedestal mixer tap, set in fitted work top with part tiled splash back, and cupboards and appliance space under. Further fitted work top with tiled splashback, and drawers and cupboards under. Built-in 4 ring electric hob unit with recirculating hood over, and cupboards under. Built-in double oven. Range of wall mounted cupboard units. Velux double glazed roof light. Ceiling recessed spotlights. Stable type door to outside. Sliding door to;

Bathroom: White suite of panelled bath with mixer tap/shower fitting over, and tiled surround. Pedestal hand basin. Low level WC.

First Floor:

Landing: Ceiling recessed spotlight.

Bedroom 1: 12'0" x 10'8", (3.7m x 3.3m). Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and access to roof space. Fitted slatted shelves with box storage under. Telephone point. Wainscot.

Bedroom 2: 12'0" x 10'9", (3.7m x 3.3m). Wainscot and dado rail. Telephone point. TV point. Door to

Bedroom 3: 8'4" x 6'4", (2.6m x 1.9m).

Outside: To the front of the property is a small, area of garden with path leading to the front door.

A concrete path to the rear leads to a concealed oil storage tank, (a timber shed in poor condition), and a further timber and felt roofed Garden Store with fitted work bench and shelf. Beyond, is a well enclosed gravelled area with pedestrian gate leading to a shared access around the terrace.

Services: Mains water, electricity and drainage are connected to the property.

District Authority: North Norfolk District Council, Cromer.

Tel: (01263) 513811.

Tax Band: "A".

EPC: TBA.

