



6 Heath Road

Guide Price: £260,000-£270,000

Located in a popular area, is this semi-detached house offering generous living and outdoor space and is ideal for families or first-time buyers.

The ground floor boasts a living room complete with a charming wood burner, a modern fitted kitchen, along with a bathroom.

Upstairs you will find three bedrooms, ideal for family living or home office use.

Outside, the property benefits from an enclosed rear garden, featuring a patio area, along with enjoying views over the fields.

Services

Oil central heating. Mains, water, drainage, and electricity are connected.

This property is being marketed by our Reepham office and the property reference is AR0243.



Situation

Elsing is a quaint village and just a short distance from the village of Lyng, that offers a shop, cafe, primary school and the renowned Fox public House. The Market Towns of Reepham and Dereham which offer many facilities, lie only six miles away.

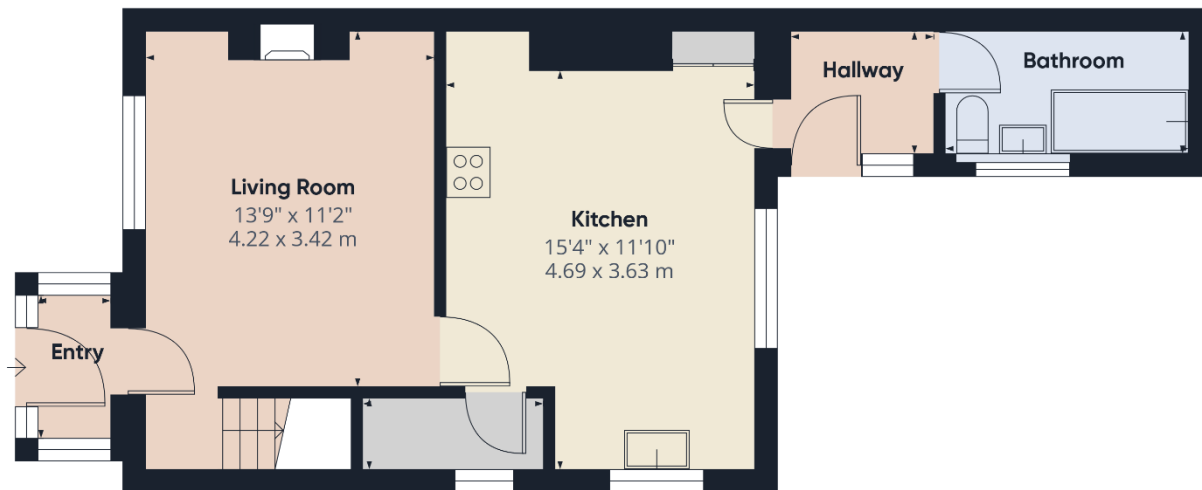
Directions

Leave Reepham Market Place on the B1145 towards Bawdeswell and at the junction of the A1067 turn left then immediately right and follow the road for approx.. 1.8 miles into the village of Elsing. At the T-junction turn right onto Mill Street leading onto Rectory Road and follow for approximately 0.6 miles until you reach the crossroads. Turn left and continue onto Heath Road where the property will be located on the left hand side, clearly identified by Parsons and Company 'For Sale' Board.

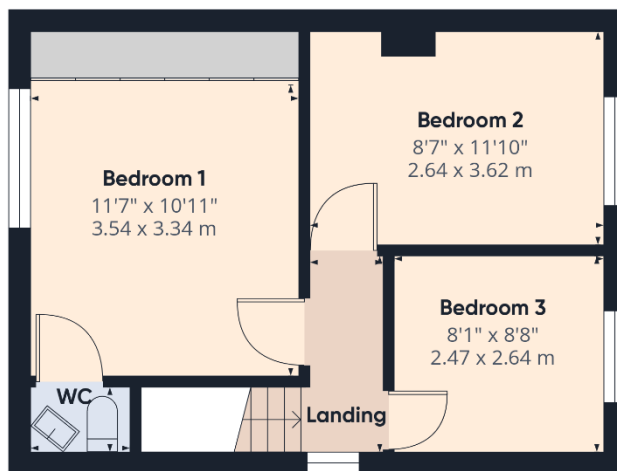
For further information and to arrange your viewing, please contact our friendly and professional staff.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

834 ft²
77.5 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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