





## Church View, 3 Hindolveston Road

Guide Price £225,000 - £250,000

This charming Grade II listed property offering characterful accommodation over three floors, set in the heart of the popular village location of Foulsham

On the ground floor, the home features a fitted kitchen, with door to the rear courtyard garden and a welcoming sitting room, complete with a wood-burning stove, adding warmth and atmosphere to the home.

On the first floor, is bedroom one, which is double in size, along with a shower room with WC.

On the second floor are bedrooms two which is a double, along with bedroom 3, a good-size single.

The property benefits from an enclosed rear courtyard, providing a private outdoor space for relaxing or entertaining.

With its blend of historic character, village convenience and no onward chain, this attractive home is highly recommended for viewing.

The property is offered for sale with no onward chain so call today and arrange your viewing!

### Services

Electric heating. Mains water, electricity and drainage connected.

NB: The property falls within a conservation area.

NB: There is no off-road parking with the property.





## Situation

Foulsham is a pretty rural village set in the Broadland district of mid Norfolk. In the heart of the village is a picturesque centre with mixture of prominent period and character properties dotted throughout. The village offers a range of 'day to day' amenities including a useful convenience store, village hall and primary school and a bus service to Fakenham and Norwich.

## Directions

To find the property leave Reepham Market Place towards Bawdeswell. At Bawdeswell Garden Centre turn right onto the A1067. Continue for just over a mile, then turn right at the water tower. Continue through the village and just after the Market square the property will be found on the lefthand side clearly identified by a Parsons 'For sale' board.

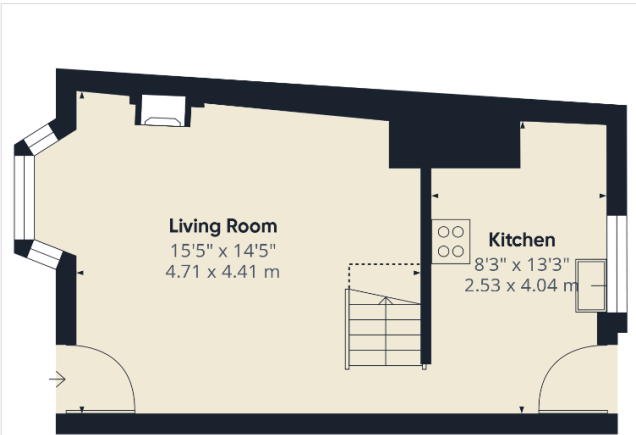
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0262.

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.



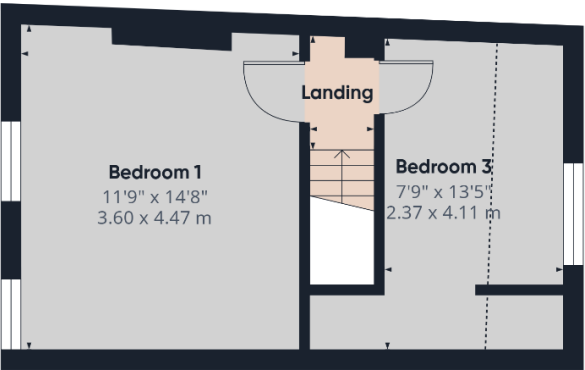




Ground Floor



Floor 1



Floor 2



**PARSONS**  
COMPANY

**Approximate total area<sup>m</sup>**  
880 ft<sup>2</sup>  
81.6 m<sup>2</sup>

**Reduced headroom**  
50 ft<sup>2</sup>  
4.6 m<sup>2</sup>

(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+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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