



## 50 Station Road

Guide Price £190,000 - £200,000

Situated within the popular village of Foulsham, this charming two-bedroom Victorian semi-detached house offers generous accommodation with plenty of character and is offered for sale with no onward chain.

The ground floor provides a welcoming living room, together with a separate dining area, creating a versatile space for both relaxing and entertaining.

This leads through to the fitted kitchen, providing a practical range of storage and worktop space.

Upstairs, the property benefits from two generously sized bedrooms, along with a first-floor bathroom.

Outside, the property enjoys a private garden, providing an attractive outdoor space to relax and enjoy.

With its Victorian character, well-proportioned rooms and village setting, this delightful home would make an excellent first-time purchase, downsizing opportunity or characterful village home.

Offered with no onward chain, early viewing is highly recommended.

N.B. Please note some of the photographs have been enhanced by AI.

NB: Please note there is no off-road parking with the property.



## Services

Oil central heating.

Mains water, electricity and drainage connected.

## 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.

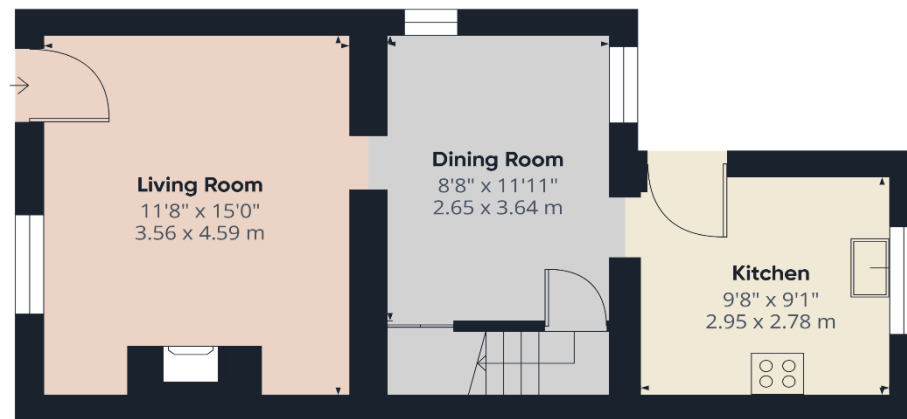
The village offers a range of 'day to day' amenities including a useful convenience store, village hall and primary school and a bus service to Norwich and Fakenham.

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

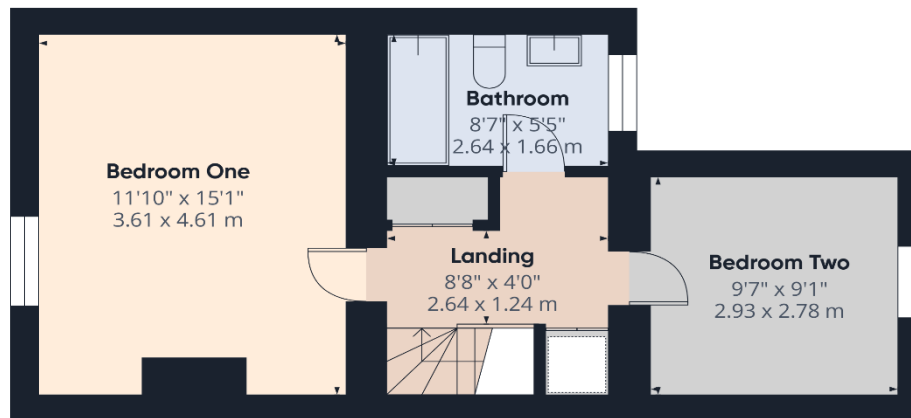
This property is being marketed by our Reepham office and the property reference is AD0159.

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<sup>m</sup>  
746 ft<sup>2</sup>  
69.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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>                            | 59      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



### Dereham Office

37 Quebec Street, Dereham, NR19 2DJ  
01362 696895  
post@parsonsandcompany.co.uk

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COMPANY

### Reepham Office

Market Place, Reepham, NR10 4JJ  
01603 870473  
info@parsonsandcompany.co.uk