

**Aldreds**  
Estate Agents



8 The Street, Acle, Norwich, NR13 3DX

£220,000

 2  1  1  C



£220,000

# 8 The Street

Acle, Norwich, NR13 3DX

- Spacious Modern Terraced House
- Gas Fired Central Heating
- Newly Decorated Throughout
- Outstanding Views Of The Village Church
- Offered With No Onward Chain
- Two Double Bedrooms
- Parking For Two Cars
- New Fitted Carpets
- Ideal First Time Buy/Investment Purchase
- Early Internal Viewing Is Highly Recommended To Appreciate

Aldreds are delighted to offer this beautifully presented two-bedroom terraced house situated in a convenient central location within the popular Broadland village of Acle. Recently decorated throughout to a high standard with new carpets, this immaculate property is ready for immediate occupation.

The accommodation includes an entrance porch, spacious lounge/diner, kitchen, two double bedrooms and first floor bathroom. The property offers gas fired central heating, uPVC sealed unit double glazed windows, a nicely enclosed rear garden and parking space for two vehicles.

A particular feature of the property is the wonderful outlook across The Street towards St Edmunds Church. Now offered with no onward chain, early internal viewing is highly recommended.



## Entrance Porch 4'2" x 3'2" (1.28m x 0.97m)

Part glazed uPVC entrance door, radiator, door giving access to;

## Lounge/Diner 19'4" at max x 11'11" (5.9m at max x 3.65m)

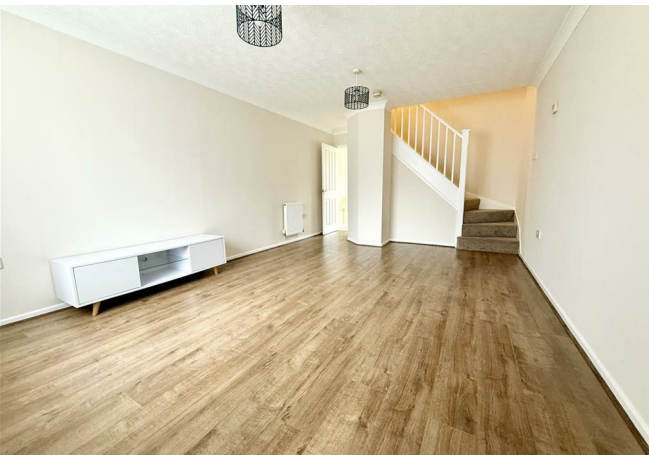
Window to front aspect, two radiators, power points, television point, telephone point, central heating control, stairs to first floor landing with under stair cupboard, door giving access to;

## Kitchen 11'11" x 7'9" (3.65m x 2.37m)

Rear facing window and part glazed door to giving access to rear garden, tiled flooring, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mono bloc tap, integrated electric oven, gas hob, stainless steel chimney style extractor, plumbing for washing machine, radiator, wall mounted gas combination boiler for hot water and central heating.

## First Floor Landing

Airing cupboard with radiator and shelving, smoke detector, power points, doors leading off;





### Bedroom 1 11'11" x 9'11" (3.65m x 3.04m)

Front facing window allowing a superb view of St Edmunds church, radiator, power points, television point.

### Bedroom 2 11'11" x 8'0" (3.65m x 2.46m)

Window to rear aspect, radiator, power points.

### Bathroom

Panelled bath with tiled surround and shower attachment over, shower screen, pedestal hand wash basin, low level w.c., heated towel rail, shavers point, ventilation, light tube providing natural light from above.

### Outside

Vehicular access is to the rear of the property via Market Manor into a private parking area with space for two vehicles, pedestrian access to the front of the property is via a shared neighbouring covered walk-way. To the front the property, there is a shingled front garden area with a front aspect facing the Church. To the rear of the property is a nicely enclosed, paved garden with close board panel fencing to boundaries and pedestrian gate to rear, external water supply and lighting.

### Directions

On arriving in the village of Acle on the A47 at the Acle roundabout proceed into New Road and continue towards the village centre as the road turns to the left and runs into The Street. Continue through The Street, passing the Post Office on the left hand side, where the property can then be found on the left hand side, located by our 'For Sale' board. Vehicular access is to the rear, via Market Manor.



**Tenure**  
Freehold.

**Council Tax**  
Broadland District Council - Band: B.

**Services**  
Mains water, electric, drainage and gas.

**Location**  
Acle is an attractive village, known as 'The Gateway to The Broads', situated almost midway between Great Yarmouth and the fine City of Norwich on the A47. There is a good selection of local shops, a modern community centre, indoor bowling centre and playing fields, health centre, library, veterinary surgery, public houses, primary & high schools, boat dyke connecting to the River Bure and regular bus and railway services operating to Great Yarmouth approximately 8 miles away and the City of Norwich approximately 11 miles away.

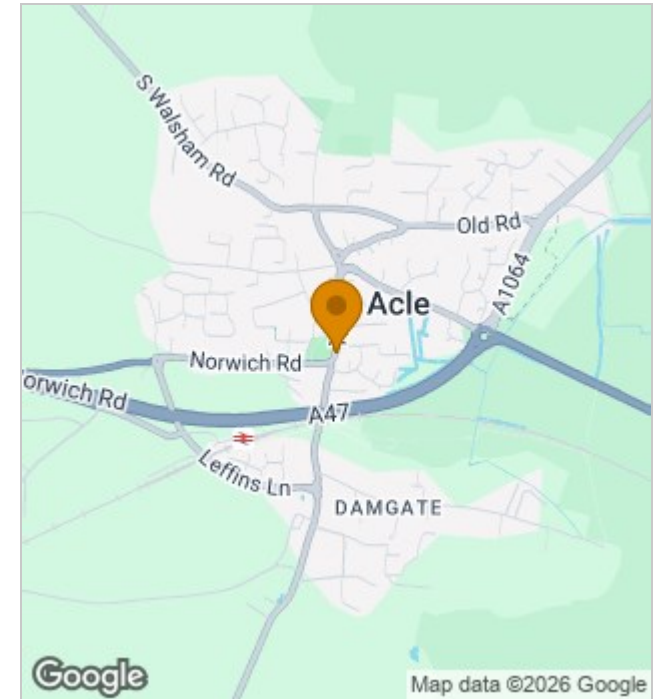
**Reference**  
PJL/S10055



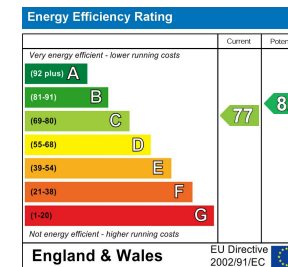
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH  
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA