



22 Colville Road, Melton Constable

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Independent Estate Agents

Pointens





**22 Colville Road, Melton Constable
Norfolk NR24 2DD**
Holt 5 miles, Norwich 20 miles,
North Norfolk Heritage 7 miles,

Victorian terrace house with 3 bedrooms pleasantly situated in a quiet road a short walk from the village centre and its amenities. Outside there is an enclosed rear garden and off street parking for two cars.

GUIDE PRICE £199,950



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believe it

The Property

The property offered for sale is a Victorian terrace house pleasantly located away from the main road in Melton Constable. The property has accommodation comprising: sitting room, kitchen/diner, utility room, rear lobby and a bathroom. On the first floor a landing leads to three good size bedrooms. The property also enjoys oil fired central heating and Upvc double glazing. Outside there are gardens to the front and rear and off street parking for two cars. The property is being sold with no onward chain.

Location

Melton Constable is a thriving village with excellent main road links and an extensive range of amenities to include a village shop, a renowned butchers, a garage and a primary school. Around 4 miles away is the market town of Holt which has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The North Norfolk coast is around 4 miles distant with Cley, Blakeney and Morston within easy reach. The city of Norwich is 20 miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to various destinations via Schipol.

Directions

Leave Holt via the Norwich Road. On the outskirts of the town turn right at the signpost for Hunworth and Quarry. Proceed through Hunworth and after around 2 miles you will enter Briston. At the crossroads turn right and after around 1 mile you will enter the village. Colville Road will be found on your left.

The Accommodation

Front door, leading to -

Sitting Room (11'10 x 11')

Sealed up open fireplace, two shelved alcoves, radiator. Telephone point.

Kitchen/ Diner (11'9 x 11')

Range of fitted base units with working surfaces over, inset 1 1/2 bowl sink with mixer tap. Fitted oven, surface hob and re-circulating hood. Tiled splashbacks, range of fitted wall units, radiator, shelved understair cupboard, wooden flooring.

Utility Room (7'9 x 6'3)

Range of fitted base units with work surfaces over. Fitted wall units, radiator. Tiled floor, door to:

Rear Lobby

Plumbing for automatic washing machine, door to rear garden.

Bathroom

Vanity unit with wash basin over, wc, panel bath with mixer tap and shower. Cupboard housing oil fired boiler for central heating and hot water.

First floor

Landing leading to:

Bedroom One (11'9 x 10'10)

Radiator, telephone point, door to:

Bedroom Two (12' x 11')

Period cast iron fireplace, built in cupboard. Telephone and television point.

Bedroom Three(8' x 6')

Radiator.

Curtilage

To the front there is a small partially enclosed garden. The rear garden is also laid to lawn, garden shed, with a patio, lawned area, raised flower and shrub beds, garden shed, pergola, and a modern oil tank, all fully enclosed by wooden fencing. A gate leads to the rear of the garden where there is a brick weave driveway providing off street parking for two cars.

General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Council Tax Band: Band A.

EPC Rating : Band D.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Ref: H313466.

Important Notice

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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, and 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

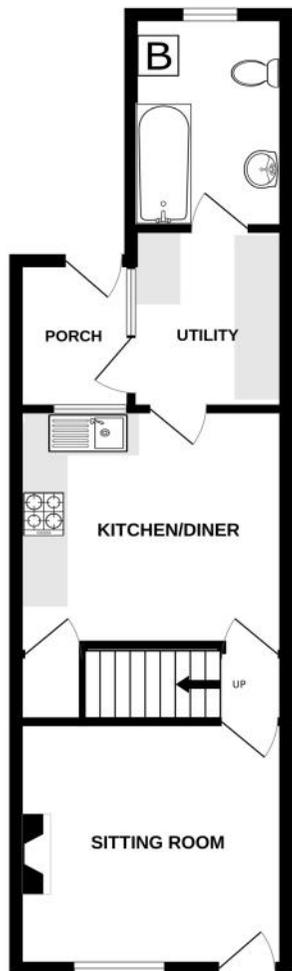
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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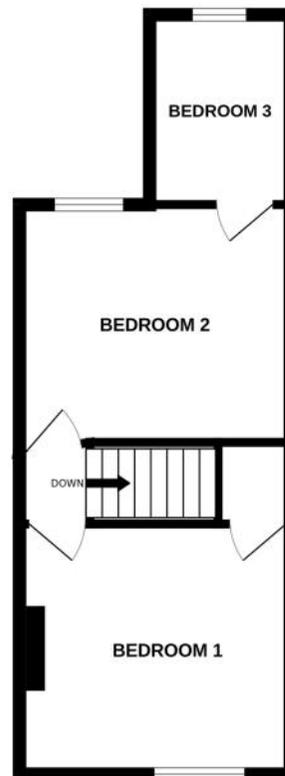
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GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



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TOTAL FLOOR AREA: 787 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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