



1 Station Farm Cottages

Guide Price £220,000 - £230,000

Offered with no onward chain, this three-bedroom end-terraced home is situated in a popular village location, making it an excellent opportunity for first-time buyers, families or investors alike.

The accommodation comprises a welcoming living/dining room, a fitted kitchen, and a convenient ground floor cloakroom.

Upstairs, there are three well-proportioned bedrooms served by a family bathroom suite.

Outside, the property benefits from an enclosed front garden, providing an attractive outdoor space to enjoy.

Conveniently located within easy reach of local amenities and transport links, this property offers comfortable living in a sought-after village setting.

Services

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



N.B. The neighbouring properties have a pedestrian right of way across the front gardens and a vehicular access to the rear.

N.B. Please note the fireplace in the lounge is boarded up. Purchasers are to make their own enquiries should they wish to have an open fire or have a wood burner installed

Situation

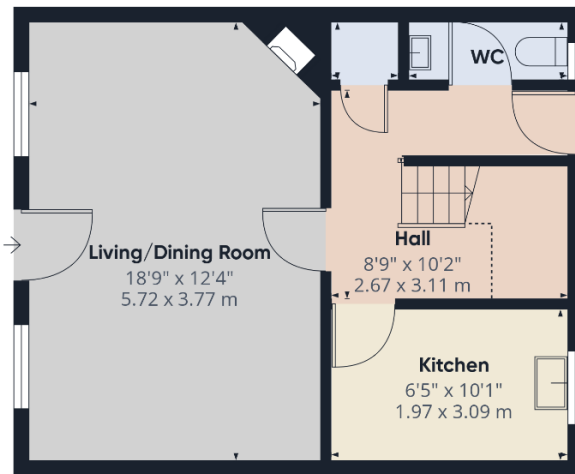
Foulsham is a pretty rural village set in the Broadland district of mid Norfolk. In the heart of the village is a picturesque centre with mixture of prominent period and character properties dotted throughout.

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

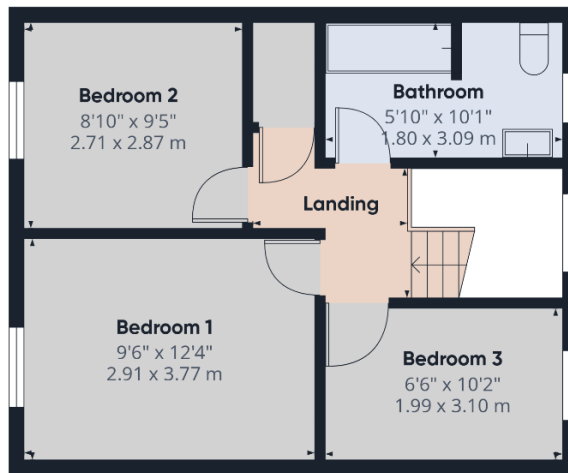
This property is being marketed by our Reepham office and the property reference is AR0133.

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^m

787 ft²
73.1 m²

Reduced headroom

28 ft²
2.6 m²

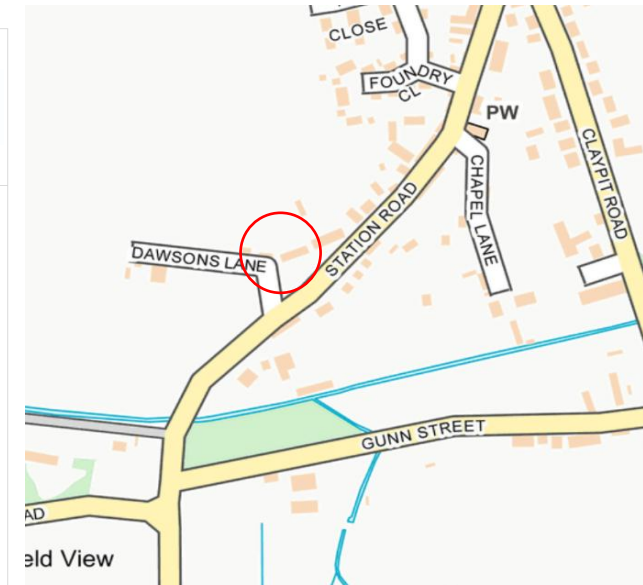
(1) Excluding balconies and terraces

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk