



Felton, 59 Eastgate Street

Guide Price £230,000 - £240,000

Located in the heart of the sought-after village of North Elmham, this delightful two-bedroom end-terraced cottage offers a wonderful opportunity for first-time buyers, downsizers, or those seeking a peaceful countryside retreat.

The property boasts a sitting room with a charming fireplace, and a modern fitted kitchen with dining space and a door to access the rear garden.

Upstairs, you'll find two good-sized bedrooms, that are serviced by a stylish bathroom suite.

The rear garden is block-paved for ease of maintenance, and further benefits from a useful outbuilding, an external WC, and raised flowerbeds.

Offered to the market with no onward chain, this charming cottage is ideal for those looking to reside in a popular village location.

N.B. Please note the neighbouring property has right of way along the gravel area, to the front of the property.

Services

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



Situation

North Elmham is an attractive well served village with Doctors surgery and a variety of shops. The village is situated 5 miles north of Dereham where there are further amenities.

Directions

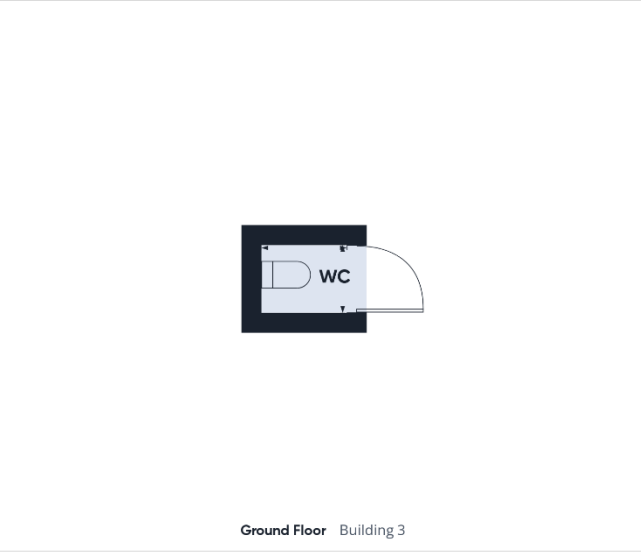
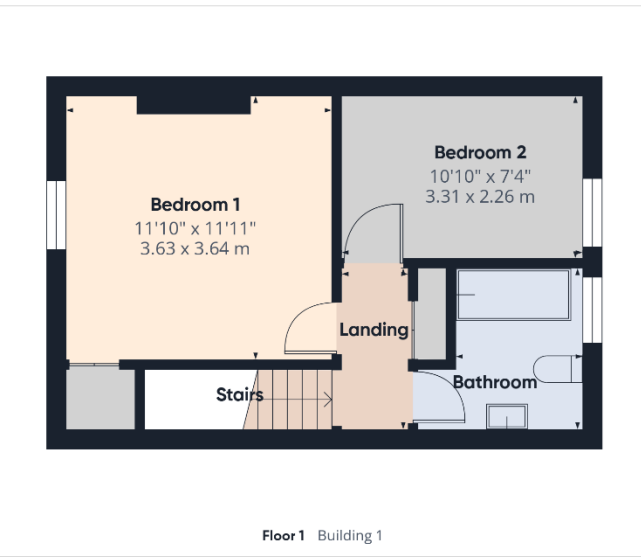
To find the property leave Dereham Market Place by bearing left at the war memorial and then immediately turning right opposite the George Hotel into Quebec Road. Proceed for 5 miles into the village of North Elmham, continue past the Kings Head Public House and take the next turning right into Eastgate Street, the property will then be found on the left hand side identified by a Parsons & Company '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 Dereham office and the property reference is AD0613.

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.





PARSONS
COMPANY

Approximate total area⁽¹⁾
748 ft²
69.3 m²

Reduced headroom
15 ft²
1.4 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		
	TBC	
England, Scotland & Wales	EU Directive 2002/91/EC	