



Tubby Cottage Cawston Road, Brandiston Norwich NR10 4PG

welcome to

Tubby Cottage Cawston Road, Brandiston Norwich

Rarely available! a countryside cottage with approximately one third of an acre of mainly lawned garden (subject to a measured survey) and open country views. Offers two bedrooms, two receptions presently but subject to planning consent might extend or remodel if needed.

Entrance/Utility

with double glazed windows, entrance door from outside. range of fitted units, tiled floor door to:

Hall Lobby

with window, doors open of to kitchen and:

Cloakroom

with WC & wash basin, tiled floor, window

Kitchen

with tiled floor, wall and base units, window to utility, work surfaces with tiled surround incorporate stainless steel sink unit, door to:

Living Room

with ornarnamental fireplace, patio door to conservatory, wide approach to:

Dining Room

large double glazed side window, looking on to your own small garden area and with woodburner.

Conservatory

of glazed construction, with views to gardens and door outside.

Landing

with window and 3 doors opening off:

Bedroom One

double aspect from 2 windows, open views, section of sloped ceiling

Bedroom Two

with extensive open views. section of sloped ceiling.

Bathroom

with bath, WC, wash basin and window . Large

airing cupboard

Outside

A shingled driveway to the side leads to parking and turning space to the rear.

An extensive garage and workshop outbuilding, now due some repair, but offering scope for plenty of use or replacement. Generous lawned gardens extend to the rear and side of the property where you will find a garden shed as well as summerhouse and enjoying open country views. there is a further small 'surprise' garden area, between the cottage and next-door, with window overlooking it from the dining room.

Agent's Notes:

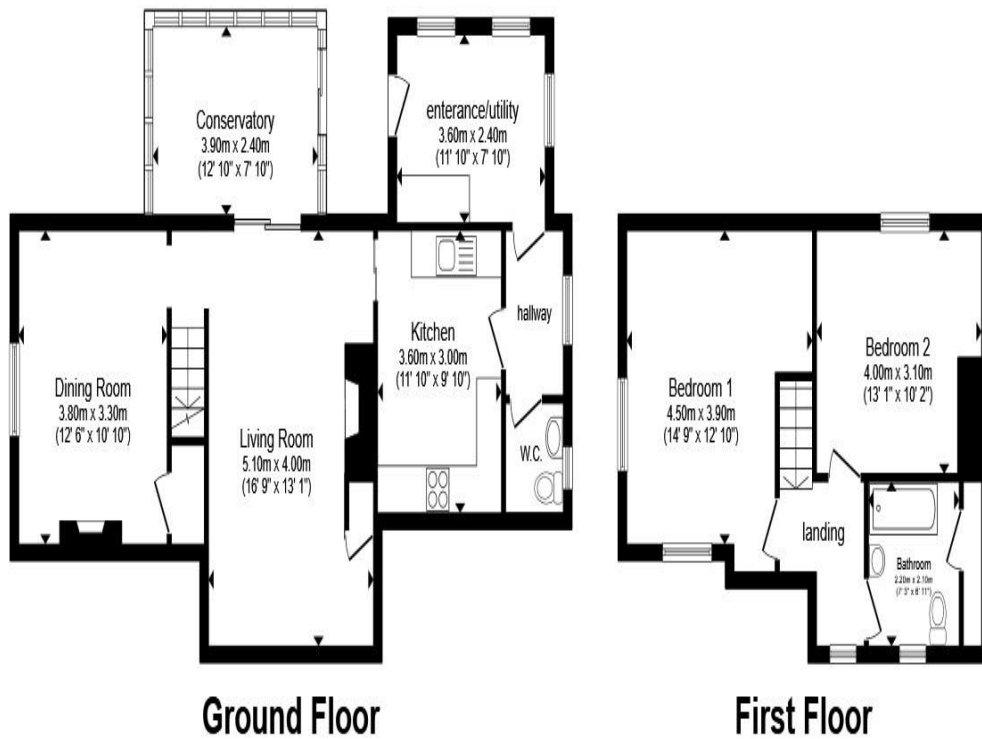
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Agent's Notes:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Notes:

The property has benefit of a private drainage system- not uncommon in rural parts, this is shared with the 3 cottages nearby and the septic tank is located in the grounds of Tubby Cottage.



Total floor area 115.9 m² (1,247 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

**Tubby Cottage Cawston Road,
Brandiston Norwich**

- countryside setting
- open views
- two bed, two reception room semi detached cottage
- circa one third acre (stms)
- oil fired heating

Tenure: Freehold EPC Rating: F
Council Tax Band: B

offers in excess of

£350,000

Agents Note-

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/RPM103978



Property Ref:
RPM103978 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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