



34 Edgefield Road, Briston

rightmove 

Independent Estate Agents

Pointens





**34 Edgefield Road, West End, Briston
Norfolk NR24 2HU**
Holt 4 miles, Norwich 20 miles
North Norfolk Heritage Coast 7 miles,

A Two bedroom Victorian terrace house pleasantly located in this popular North Norfolk village. The property is now in need of some updating and re-furnishment.

GUIDE PRICE £155,000



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believe it

THE PROPERTY

The property offered for sale is a Victorian terrace house situated towards the Eastern outskirts of this popular North Norfolk village. The property is now in need of some updating. The accommodation briefly comprises of an entrance porch, a sitting room with an open fireplace and a kitchen/diner. On the first floor the landing leads to two bedrooms and a family bathroom. The property also has some replacement uPVC windows. There is a small garden area to the front and rear of the property and parking is on street close to the property. The property has no onward chain.

LOCATION

Briston is a thriving village that has an extensive range of amenities including two village shops, a bakery, butchers, garage, nursery and primary schools. Two popular public houses and take-away shops It is also in the catchment area of the popular Reepham High School. The village has a regular bus service to Holt, Fakenham, Norwich and Kings Lynn. The neighbouring village of Melton Constable has a doctors surgery. Around four miles away is the market town of Holt. Holt 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 four miles distance with Cley, Blakeney and Morston all within easy reach. The County City of Norwich is about twenty miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations via Schipol.

DIRECTIONS

Leave Holt via the Norwich Road. At the roundabout proceed straight over and take the next right hand turning signposted Hunworth Quarry. Continue through the village of Hunworth and after going through the trees you will arrive at a crossroads. Turn right sign posted Norwich. Take the next left hand turning sign posted West End. No 34 will then be found on the right after around 200 yards identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises of:

Front door leading to an entrance porch and door to:

Sitting Room (14' x 11'6)

Radiator, red brick fireplace with a back boiler. Fitted storage cupboard, staircase to first floor, archway to:

Kitchen/Diner (13'10 x 10'4)

Range of fitted base units with working surfaces over, inset single drainer sink unit with mixer tap, fitted electric oven, electric surface hob, extractor hood, plumbing for automatic washing machine, space for fridge/freezer, tiled splashbacks, range of matching wall units, radiator, sliding doors to the rear garden, tiled floor.

First Floor Landing

Airing cupboard with factory lagged tank and fitted shelving,

Bedroom One (10'9 x 10'6)

Fitted cupboard, radiator, fitted wardrobes,

Bedroom Two (11'3x 7'8)

Radiator, fitted cupboard.

Bathroom

Panelled bath, WC, pedestal wash basin, heated towel rail,

Curtilage

There is a small garden to the front and a further garden area with small patio and steps leading down to more garden to the rear. This is all fully enclosed with a mixture of wooden panelled fencing and hedging. **Please note the property has no off street parking, however there is parking on street very close by.**

General Information

Tenure: Freehold.

Council Tax Band: Band B.

Services: Mains water, electricity and drainage.

Local Authority: North Norfolk District Council Tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

Energy Performance Certificate: E

Ref No: H313445..



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.

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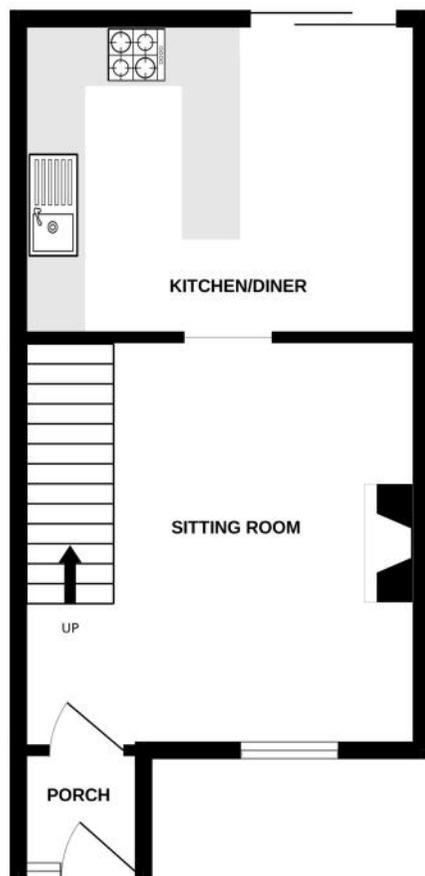
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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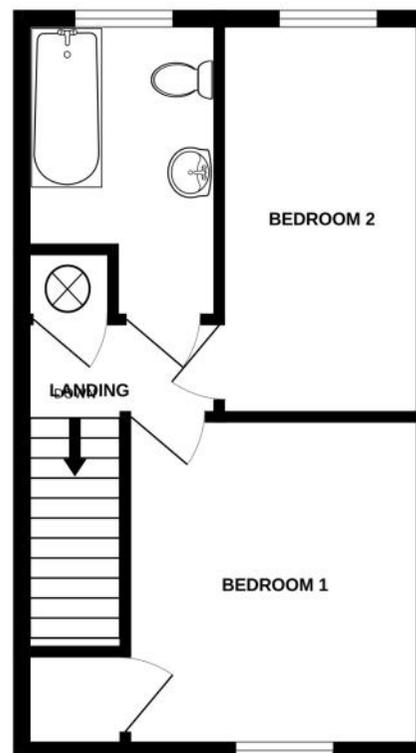
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GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



34 EDGEFIELD ROAD, BRISTON NR24 2HU

TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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