



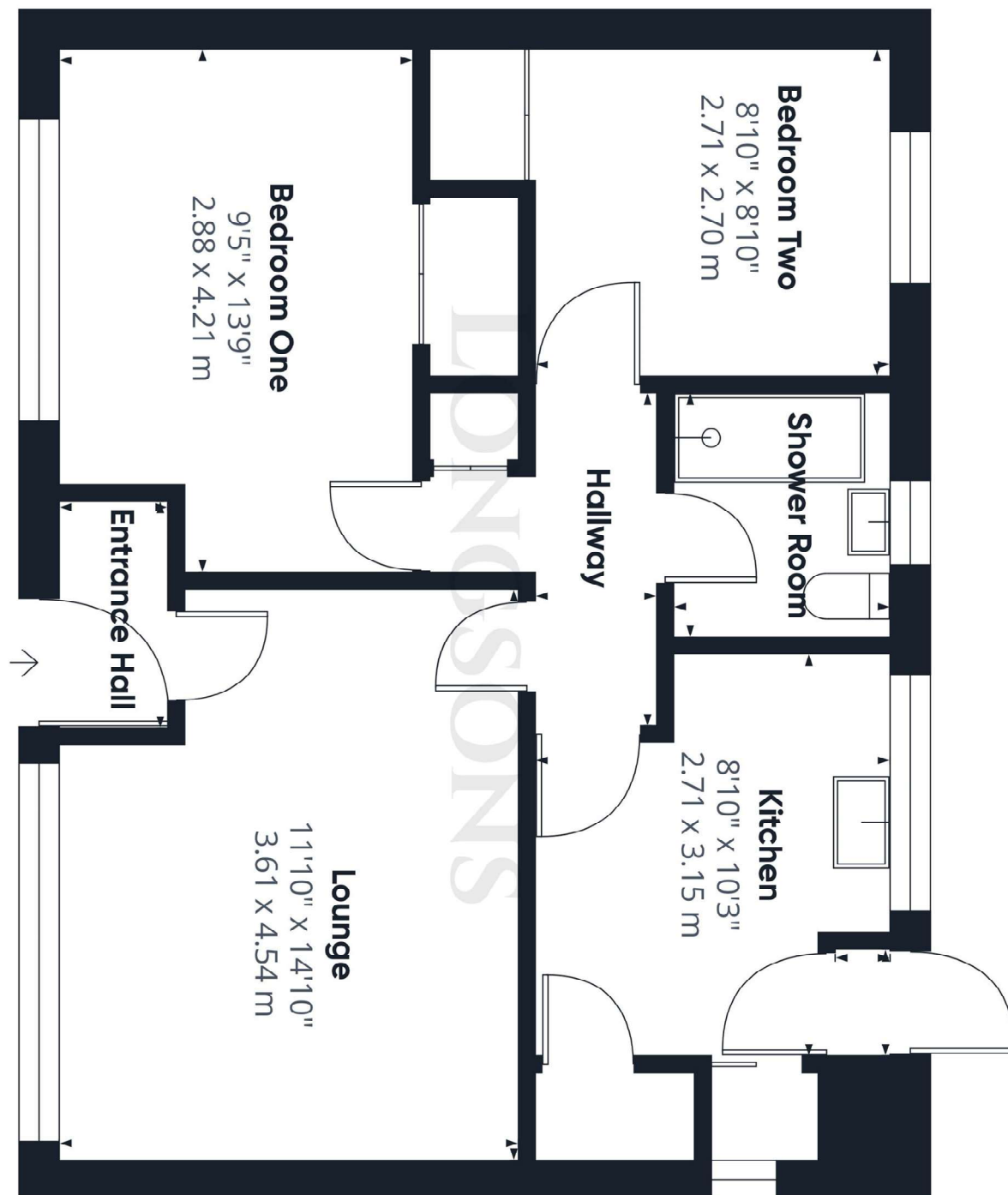
The Oval, Saham Toney, Thetford, IP25 7HW

Available CHAIN FREE!

Well presented, semi-detached two bedroom bungalow situated in the popular village of Saham Toney. The property offers parking, gardens, gas central heating and UPVC double glazing.

Viewing Highly recommended!

Guide Price £170,000 - £180,000 Freehold





Rear Garden

Low maintenance rear garden laid to shingle, paved patio seating area, wooden garden shed, outside tap, outside lights, access to front.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Agent's note

EPC rating D67 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland District Council)

- Well Presented Semi-Detached Bungalow
- Popular Village Location
- Parking and Gardens
- Energy Efficiency Rating D67
- Gas Central Heating and UPVC Double Glazing
- Offered CHAIN FREE!

Situated in the popular village of Saham Toney, Longsons are delighted to bring to the market this well presented two bedroom semi-detached bungalow. The property offers parking, gardens, gas central heating and UPVC double glazing.

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Briefly the property offers entrance hall, lounge, inner hall, kitchen, rear lobby, two bedrooms, shower room, parking, gardens, gas central heating and UPVC double glazing.

SAHAM TONEY

Saham Toney is a village located in the Breckland area on the outskirts of the market town of Watton and 27 miles West of Norwich. The village boasts a public house, hotel, church, primary school and an active community hall.

Entrance Hall

UPVC double glazed entrance door to front.

Lounge

14'10" (4.52m) x 11'10" (3.61m)

UPVC double glazed window to front, radiator.

Inner Hall

Loft access, built-in cupboard housing hot water cylinder, radiator.

Kitchen

10'3" (3.12m) x 8'10" (2.69m)

Fitted kitchen units, work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, built-in cupboard housing hot water cylinder, space and plumbing for washing machine, space for electric cooker, built-in pantry, UPVC double glazed window to rear, tiled splashback, radiator.

Bedroom One

13'9" (4.19m) x 9'5" (2.87m)

UPVC double glazed window to front, built-in wardrobe, radiator.

Bedroom Two

8'10" (2.69m) x 8'10" (2.69m)

Built-in wardrobe, UPVC double glazed window to rear, radiator.

Shower Room

Large shower cubicle, hand wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear, radiator.

Outside Front

Low maintenance front garden laid to shingle, driveway providing off-road parking, shrubs to beds, outside lights, access to rear garden.

