



**Mill Road, Briston, Melton Constable, NR24 2JF**

**welcome to**

**Mill Road, Briston, Melton Constable**

Fantastic location overlooking the green! A charming 2-3 bedroom cottage with garden and parking offered to the market with NO ONWARD CHAIN.



## Entrance Door To;

### Dining Room

Double glazed sash window to front, door to staircase, radiator and vinyl flooring.

### Kitchen

The Kitchen offers a great opportunity providing plenty of scope for an updated layout, Double glazed window to rear, wall and base units, rolled edge worktops, sink, electric cooker point, space for fridge and washing machine, vinyl flooring, broom cupboard, ventilated larder (with scope for updated layout) and ceiling beams.

### Vaulted Sitting Room

Brick fireplace with pamment tiled hearth, stove, double glazed windows to front and side aspects and two radiators.

### Rear Hall

Carpet and door to rear.

### Shower Room

Suite comprising a large shower cubicle, WC and pedestal wash basin, tiled floor & walls, underfloor heating, double glazed window to rear, extractor, small, heated towel rail and ceiling beams.

### Bedroom Three

Double glazed window to rear, carpet and radiator.

### Landing

Loft hatch, water tank and electric boiler.

### Bedroom

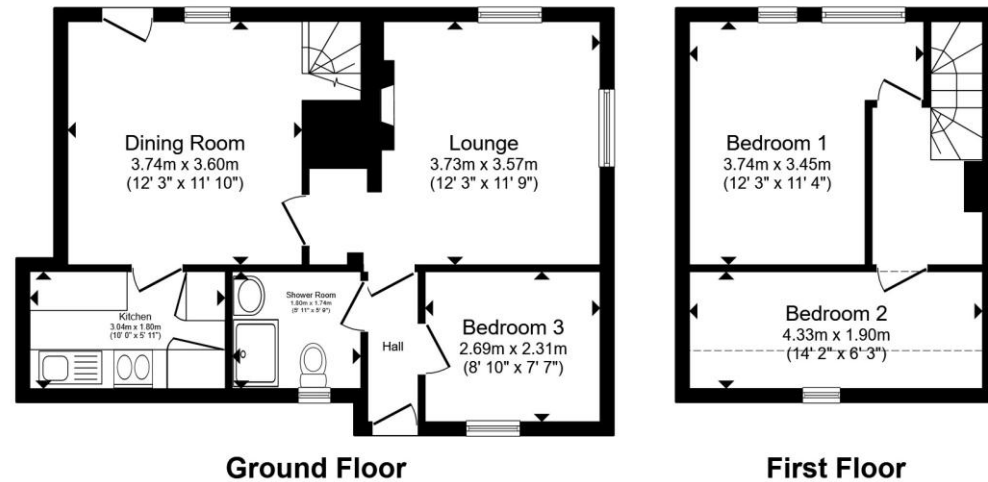
2 double glazed windows to front overlooking the green, carpet and radiator.

### Bedroom

Double glazed window to rear, sloping ceiling and radiator.

## Outside

Lawned front garden and 5 bar gate at the rear providing access to an off-road parking space, lawned rear garden, shed and shrubs.



Total floor area 74.3 m<sup>2</sup> (800 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](http://www.propertybox.io)

  
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## Mill Road, Briston, Melton Constable

- Vaulted Sitting Room with Stove
- Separate Dining Room
- 2 First Floor Bedrooms
- Ground Floor Bedroom 3
- Double Glazed Windows

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

**£285,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HOL106781 - 0003

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william h brown



**01263 713343**



Holt@williambrown.co.uk



The Old Fire Station, Chapel Yard, Albert Street,  
HOLT, Norfolk, NR25 6HG



**williambrown.co.uk**