



West View, 26 Station Road

£260,000

Spacious and well-presented semi-detached house, ideally situated in a popular and sought-after location and set on an approx. 0.14 acre plot.

This charming home has been recently renovated by the sellers and now offers a cosy living room, perfect for relaxing or entertaining, alongside a modern fitted kitchen designed with both style and functionality in mind.

The ground floor also benefits from a stylish shower room, finished to a high standard.

Upstairs, the property features two generous double bedrooms, providing comfortable and versatile living space.

Externally, the home boasts a well-maintained and good-sized garden, ideal for outdoor enjoyment, as well as a useful outbuilding offering additional storage or workspace. Off-road parking further enhances the convenience of this attractive property.

An excellent opportunity for first-time buyers, small families, or investors alike.

Services

Oil Central Heating. Mains electricity, water and drainage are all connected.

NB: The property is located in a conservation area.

NB: The ash tree at the front of the garden has a Tree Preservation Order on it.



Situation

Foulsham is a pretty rural village set in the Broadland district of mid Norfolk. In the heart of the village is a picturesque centre with mixture of prominent period and character properties dotted throughout. The village offers a range of 'day to day' amenities including a useful convenience store and public house (The Queens Head), village hall and primary school.

Directions

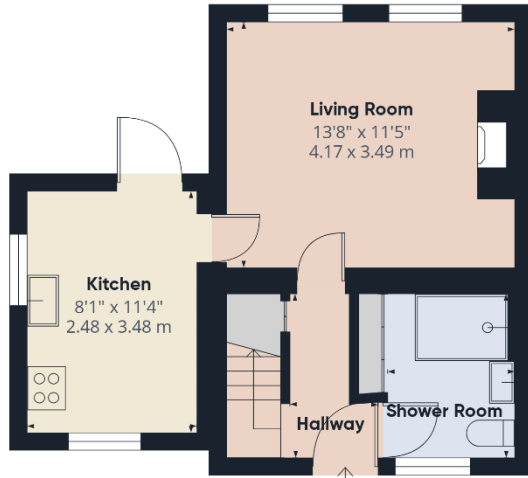
To find the property leave Reepham Market Place towards Bawdeswell, at the A1067 turn right and continue for just over a mile, then turn right at the water tower. Continue into the village and the property can be found on the right hand side clearly identified by our 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

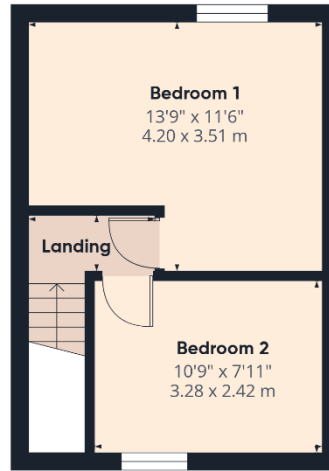
This property is being marketed by our Reepham office and the property reference is AR0279.

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.

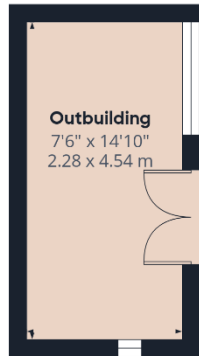




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

PARSONS
COMPANY

Approximate total area^m
709 ft²
65.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompny.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompny.co.uk