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Church Close . Banningham . NR11 7DY

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**£210,000**



## TRADITIONAL FEEL, VILLAGE SETTING AND A LARGE GARDEN MAKE THIS A PROPERTY TO BE VIEWED

Double-glazed UPVC front door to entrance hall with stairs leading to the first floor and doors to both the dining room and the lounge. The lounge is a double aspect through room with double-glazed window to front and rear. There is also access through the rear of the lounge to a lobby area which in turn gives access to both the bathroom and pantry but also the dining room which faces to the front elevation, this in turn gives access to the kitchen. The kitchen is fitted with roll edged work surfaces, base and eye level units, built-in electric hob and separate electric oven, double-glazed window to the front. There is a side entrance lobby with door to the outside and beyond this a utility room which faces to the rear of the property and offers work surfaces with base and eye level units and plumbing for automatic washing machine, oil fired boiler.

Returning to the rear lobby there is a traditional walk-in pantry with double-glazed window to the rear. The pantry also houses the meters.

Finally on the ground floor is the family bathroom with white suite comprising panel sided bath, wall mounted electric shower, pedestal wash hand basin and WC.

The first-floor accommodation all bedrooms are accessed from the landing. The main bedroom is a double-aspect room with double-glazed window to the front and rear, built-in airing cupboard and wall mounted wash hand basin and door to a very useful ensuite WC with extractor unit. Bedroom 2 is a double room facing to the front elevation of the property with built-in cupboard and the accommodation is completed by a third bedroom which has a double-glazed window to the rear aspect.



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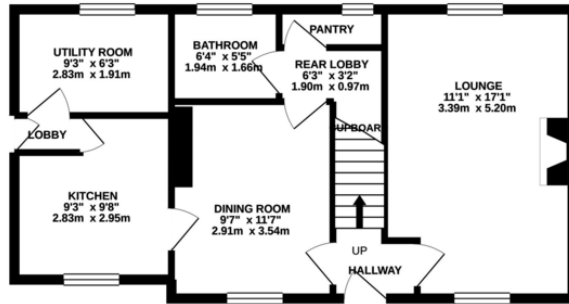
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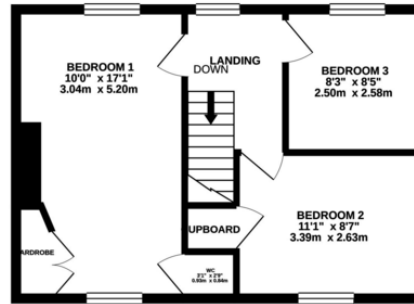




GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (87.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	80   C
39-54	E		
21-38	F		
1-20	G		

**AGENTS NOTE:**

Cash buyers will be expected to exchange within 28 days of receipt of contract by their (The purchaser) solicitors. There is an engrossment fee to be payable by the purchaser upon completion of £120 including VAT.

This property is sold with a Covenant stating that permission must be granted by Victory Housing Trust (VHT) for any proposed extensions. The new owner must apply for planning permission or obtain building regulations first, and then approach the VHT who will not unreasonably refuse providing planning permission or building regulations have been granted.

The Section 157 Covenant (precluding purchasers except those having lived or worked in Norfolk for three years) does not apply to open market sales agreed by the VHT Board and onward sales too.

The property must be marketed for a minimum of 14 days from the 17<sup>th</sup> June 2021, prior to accepting any offers.

Victory Housing will require all offers to be accompanied by a completed Declaration of Interest form which is available from our County office.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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