



01263 738444
arnoldkeys.com

The Poplars . Swanton Abbott . NR10 5DX

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£180,000

TRADITIONAL HOME WITH ROOM FOR IMPROVEMENT

Double-glazed front door to entrance lobby which in turn has panel doors that lead to both the lounge and the kitchen/dining room but also the stairs that lead from here to the first floor. The lounge features a tiled fireplace and double-glazed window to the front. The kitchen/dining room is fitted with work surfaces, base and eye level units, there is a cupboard with a window to the rear and access to the rear entrance lobby with double-glazed door to the outside and door to the shower room. The shower room comprising a white suite with corner shower cubicle with electric shower, pedestal wash hand basin and WC, tiled floor and walls, double-glazed window to the rear.

The first-floor accommodation has all three bedrooms access from the landing. The main bedroom is a double aspect room and has the benefit of partly over the passage accommodation to make it slightly large than its ground floor equivalent, built-in wardrobe cupboard. Bedroom two also is a double room with double-glazed window to the front elevation and built-in wardrobes and cupboards to one wall. Finally, the accommodation is completed by the third bedroom with double-glazed window to the side with fitted wardrobes and cupboard.

The outside space features a lawned front garden, there is a dropped curb which would give access to allow parking on the front garden if required. There is a shared side passage access leading on to the rear garden and for the neighbours to access their own garden. The rear garden is laid to lawn, there is an oil storage tank and outside oil boiler, summer house and three sheds.

AGENTS NOTE:

Part of Bedroom one is over the passage and therefore is likely to form a flying freehold. Purchasers should be aware of this and discuss with their legal representative.



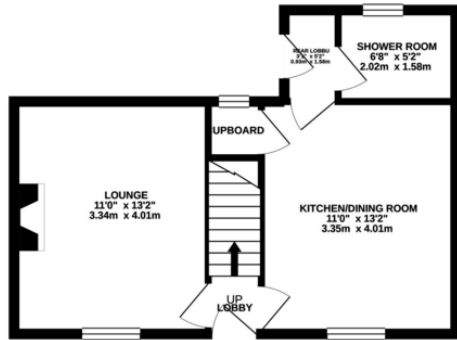
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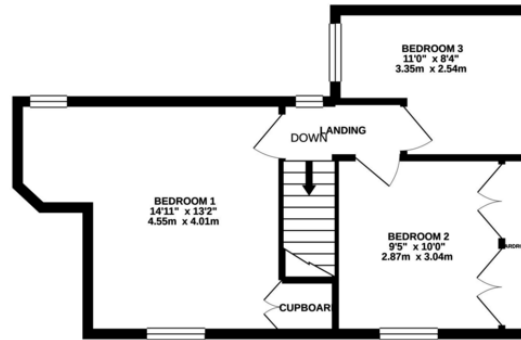
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GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 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		76 C
55-68	D	58 D	
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 17th 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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