



01263 822373
arnoldskeys.com

5, Council Houses . Metton . NR11 8QX

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Guide £210,000

AN IDEAL INVESTMENT OPPORTUNITY

This semi detached, three bedroom property is located in the village of Metton, a small North Norfolk Village just over 5 miles from the coast. The property is in need of some upgrading but would make a comfortable home when these works have been carried out. The property is set off the main road and is accessed by a small Loke. The accommodation is entered via the hall with stairway to first floor and door leading into the lounge which then opens to the dining room. The dining room is dual aspect with views over the garden and has a large understairs cupboard, fireplace with solid fuel stove, this room then opens to the galley-style kitchen, with a range of base units and work surfaces over, space for washing machine, cooker and fridge/freezer, there are sealed unit windows to the side and door leading into the garden.

The first floor landing offers access to all three bedrooms, the main bedroom faces to the rear with built in airing cupboard. Bedroom 2 is a double room with sealed unit double-glazed window to the front, bedroom 3 also faces the rear. Off the landing is the bathroom, with a white suite comprising of bath with shower over, wash hand basin and WC, small window to the side.

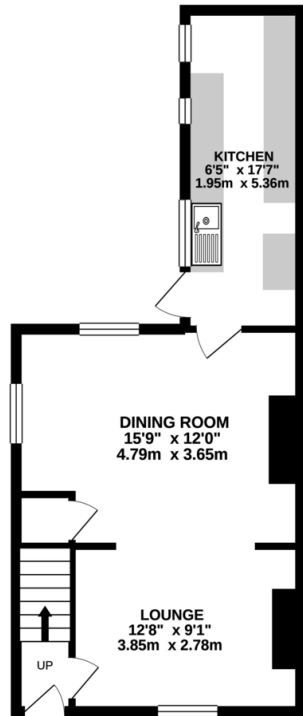
The outside space offers off road parking for two cars, two garden sheds. Side access which leads round to the enclosed rear garden and patio area.



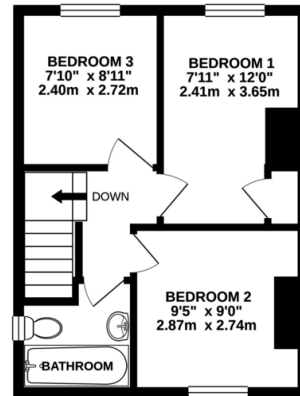
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GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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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Agents Note

All buyers should be aware that they must declare any personal interest they may have with Victory Housing. Victory Housing may not be able to sell the property to you if you are an employee or board member of the trust or if you are a contractor, consultant, or supplier or indeed if you are close personal friend of an employee or any of the above. Any purchaser will be required to complete a declaration of interest form.

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.

An additional Covenant states that any new owners will be precluded from subdividing the plot and erecting further dwellings. Any new owners would need to contact Victory Housing Trust to request release the covenant if required (Costs are applicable). The 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.

This property is being offered for sale with no onward chain, but the vendor Flagship Housing does require offers to be accompanied by a completed Declaration of Interest form which is available from Arnolds Keys.

In cases where applicants are purchasing the property with cash funds the vendor also requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.

Please note that grounds maintenance charges may apply, and that the property must be marketed for a minimum of 14 days before any offers are to be considered.

There is an engrossment fee of £120 payable by the purchaser upon completion.

EPC Rating D

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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