



BELL STREET,  
FELTWELL IP26 4AL

**BROWN & CO**

## 10 BELL STREET, FELTWELL IP26 4AL

- Semi-detached Period Cottage
- Two Bedrooms, Reception Room and Kitchen. Rear Hall, Conservatory and Bathroom
- Oozes Character and Viewing is Essential
- Possible Investment Opportunity
- Courtyard Garden and Allocated Off Street Parking Space
- Lovely Position in Quiet and Picturesque Village
- Easy Access to Two Stations with Trains to Cambridge, London and Stansted

### LOCATION

Feltwell lies on the edge of Thetford Forest Park approximately equidistant between Bury St Edmunds and King's Lynn. It is a pleasant and quiet village with an array of historic buildings. Access is easy to nearby areas and out of the county with Ely and Newmarket all just a drive away. A mainline station is 13 miles at Downham Market with stops in Ely, Cambridge and London and Brandon Station just 7 miles with direct trains to Stansted Airport and Cambridge where one can change for the London line. The North Norfolk coast is about approximately 35 miles away. The property is located close to the village church in the heart of the village and the property is one of the oldest in the village. The local shop is just a minute walk away and both junior and secondary schools are available close by.

### THE PROPERTY

10 Bell Street is a pretty, semi-detached period cottage which is believed to date back around 400 years in origin. The property oozes character and would make a wonderful and cosy home. The current owners have also let the property and there is some potential as investment or holiday let. There is an entrance area, sitting room with wood burner, kitchen diner, downstairs shower and bathroom, rear hall and conservatory. Upstairs there are two bedrooms. Outside the rear is accessed via a right of way owned by the neighbouring property where there is an allocated parking space at the rear of the courtyard area for one vehicle.

### COUNCIL TAX BAND

The property is in Council Tax Band D.

### SERVICES

Mains water, drainage and electric are connected. Oil central heating. None of these services or appliances have been tested by the agent.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.





## Bell Street, Feltwell, Thetford, IP26

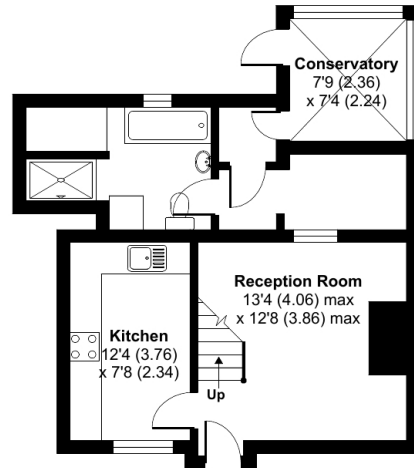
Approximate Area = 750 sq ft / 69.6 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

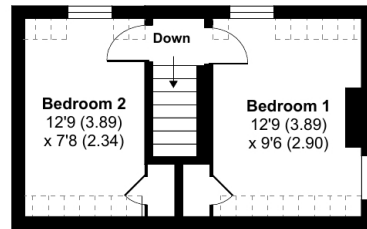
Total = 787 sq ft / 73.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2021. Produced for Brown & Co. REF: 796607

### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

**BROWN & CO**