



38 Churchfields Road
Long Stratton, Norfolk NR15 2WH

BROWN & CO



38 Churchfields Road, Long Stratton, Norfolk NR15 2WH

A three bedroom end of terrace house in a popular area of South Norfolk

£250,000



DESCRIPTION

No. 38 Churchfields Road, is a great opportunity to acquire a three-bedroom end of terrace house in a popular area of South Norfolk with a range of excellent amenities and public transport within walkable distance.

The property enjoys well-arranged accommodation on two floors and briefly comprises entrance hall, sitting room, dining room, downstairs WC, fitted kitchen, three bedrooms with the principal bedroom benefitting from ensuite shower and a family bathroom.

To the outside there is a driveway with single garage for parking up to three vehicles including the garage. The garage has side access which leads into the good sized garden. The whole is offered with no onward chain.

Services - Mains drainage, mains water, mains electricity, mains gas.

LOCATION

Long Stratton is a popular area of South Norfolk that boasts a wide range of excellent amenities including post office, supermarket, all levels of schools, medical practice, banks, library, coffee shops, public houses, and a leisure centre. Long Stratton is conveniently located for easy access into Norwich via the A140.

DIRECTIONS

Proceed out of Norwich on Ipswich Road, continue over the first roundabout taking the 2nd exit onto the A140, continue for roughly 7.5 miles. Take a left turn onto hill farm road, following the road round to the left onto field acre way lastly taking a right onto Churchfields road and No. 38 will be on your left.

AGENT'S NOTES:

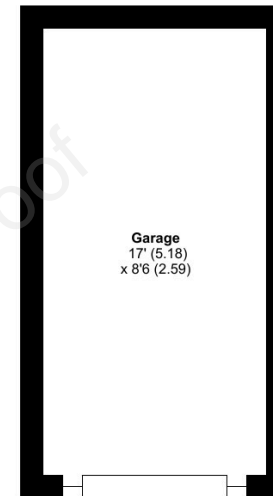
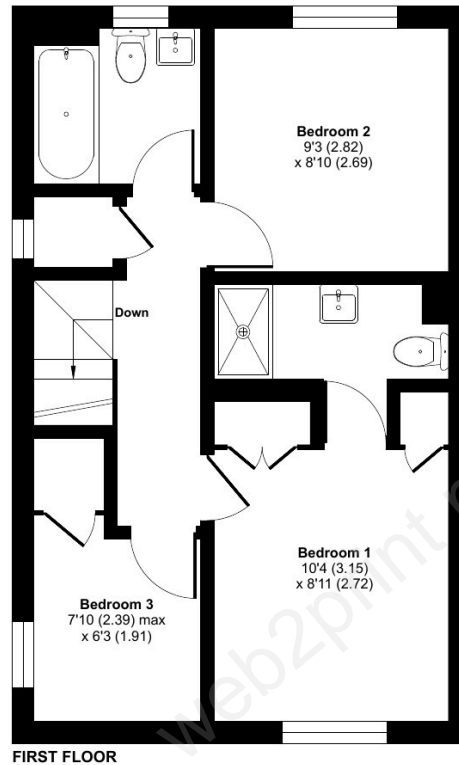
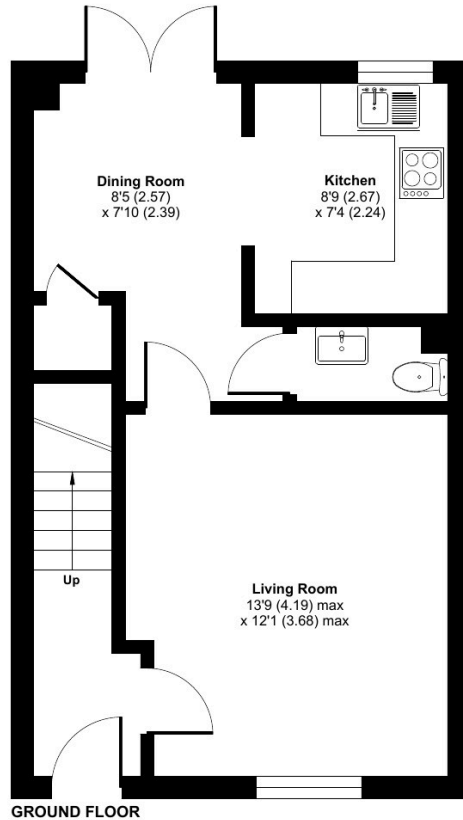
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Churchfields Road, Long Stratton, Norwich, NR15

Approximate Area = 975 sq ft / 90.5 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2022. Produced for Brown & Co. REF: 964228

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. These particulars were prepared on 30/3/2023 ref

Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants