



MELTON STREET

Melton Constable, Norfolk, NR24 2DB
Guide Price £250,000

BROWN & CO

LOCATION

Melton Constable is a village situated approximately 10 miles from the North Norfolk coast and 3 miles from the market town of Holt. Melton Constable is a conservation area on account of its history as a railway settlement. The village merges with Briston on the east and together provide an excellent range of local facilities and amenities. Situated within a close proximity to the property are amenities including a Primary School, convenience store, post office, a bakery, a butcher, public houses and a medical centre.

The cathedral city of Norwich is just twenty miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DESCRIPTION

A delightful three bedroom mid terrace property which has been thoughtfully modernised throughout. The property is situated on a quiet residential street in the heart of Melton Constable. The accommodation briefly comprises: living room, open plan kitchen/dining room and a bathroom on the ground floor together with three bedrooms on the first floor. The property benefits from a well proportioned and fully enclosed rear garden and is offered with no onward chain.

VIEWING

Viewing strictly by appointment only through the selling agent.



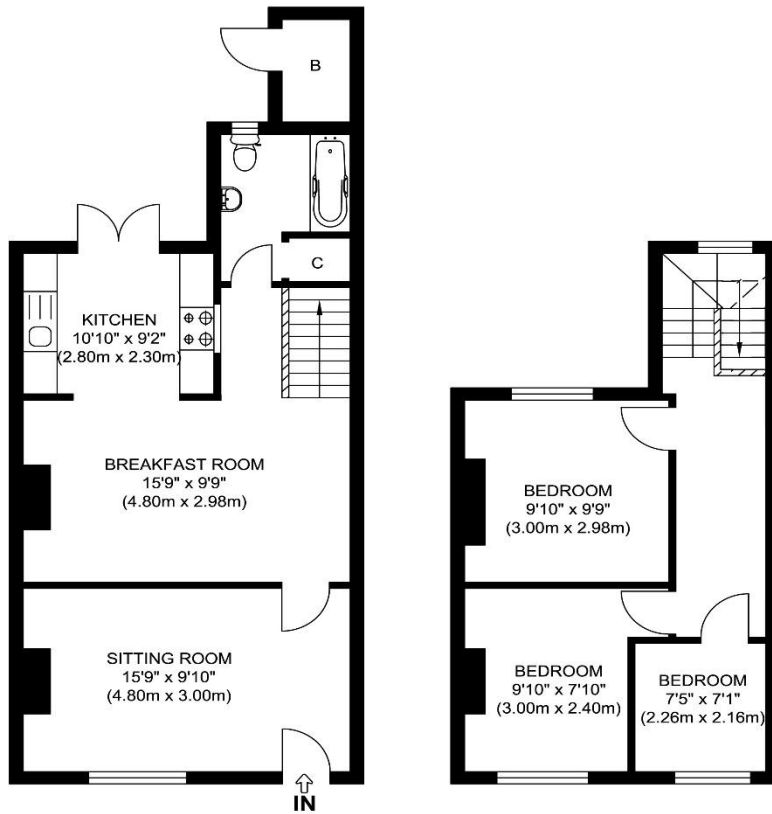
SPECIFICATION

- Recently renovated throughout
- Double Glazing
- Oil Fired Central Heating
- Living Room with open fire
- Large L-shaped open plan Kitchen/Dining Room
- Two Double Bedrooms
- Study/Single Bedroom
- Family Bathroom
- Fully enclosed Rear Garden
- Village Centre Location
- No Onward Chain

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.





GROUND FLOOR

FIRST FLOOR

24 Melton Street, Melton Constable, NR24 2DB

Illustration for identification purposes only, measurements are approximate, not to scale.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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