



LITTLE LANE

Blakeney, Norfolk, NR25 7NH
Guide Price £450,000

BROWN & CO

LOCATION

The well known village of Blakeney is situated on the North Norfolk coast close to Morston and the bustling Georgian town of Holt.

There are many coastal walks along the seashore and surrounding marshes and several first class restaurants and public houses.

Blakeney is an Area of Outstanding Natural Beauty and famous for its bird reserves and sailing facilities. The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DIRECTIONS

Leave Holt on the A148 Fakenham Road and proceed into Letheringsett village. On the outskirts of the village turn right on to Blakeney Road and continue through the village of Wiveton into Blakeney. At the junction with the Coast Road (A149) turn left on to New Road and then immediately right on to High Street. The property can be found after a short distance on the left hand side.

DESCRIPTION

A three bedroom Grade II Listed cottage situated in the popular coastal village of Blakeney. The accommodation briefly comprises; entrance porch, kitchen, living room and bathroom on the ground floor, two bedrooms and a cloakroom on the first floor and a bedroom on the second floor. The property is approached via a private gate from Little Lane leading to a fully enclosed garden with a range of outbuildings. The property is offered with no onward chain.

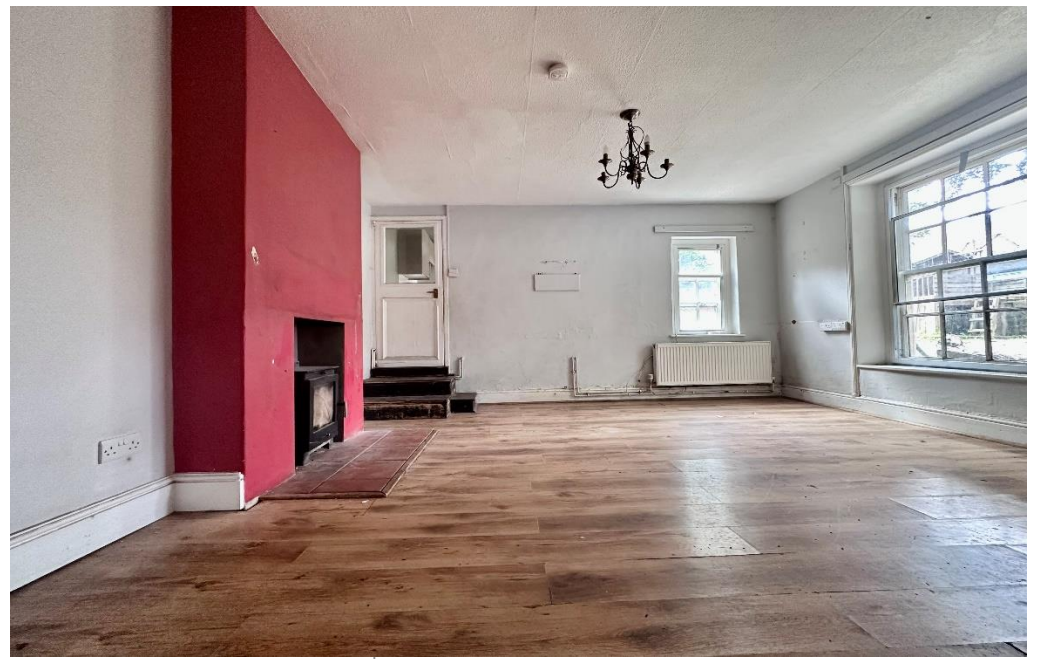
SPECIFICATION

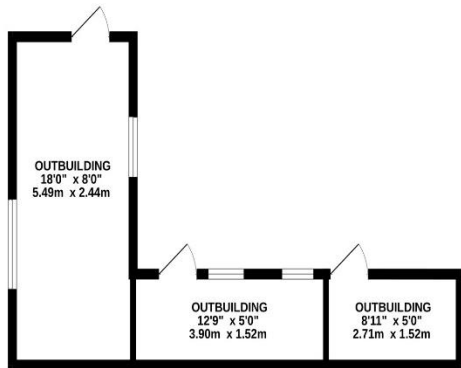
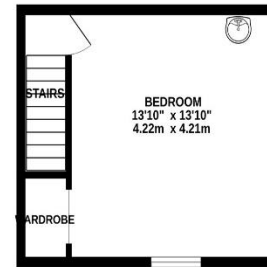
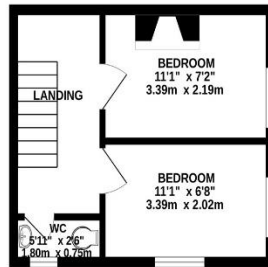
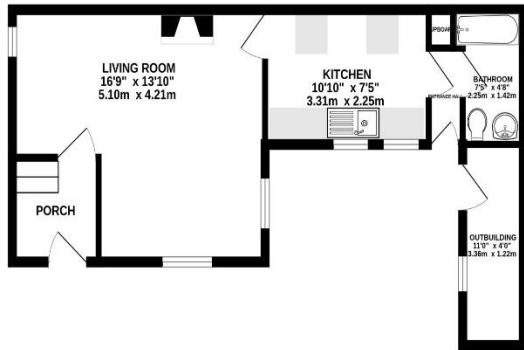
- Grade II Listed Cottage.
- In need of renovation.
- Situated over three floors.
- Oil Fired Central Heating.
- Kitchen.
- Living Room.
- Bathroom.
- Three Bedrooms.
- Separate Cloakroom.
- Private Garden.
- A range of Outbuildings.
- Within walking distance of Blakeney Quay.
- Offered with no Onward 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.







TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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