



Fakenham Road | Briston | Norfolk | NR24 2HL

Guide £149,950

An ideal opportunity for first time buyers and investors alike to purchase this well presented end of terrace house. The property is situated in the popular village location of Briston and benefits from an entrance hall, two reception rooms and a kitchen on the ground floor. On the first floor, there are two bedrooms and a bathroom. The front garden is shingled for ease of maintenance and the good sized, long and narrow, garden to the rear is mainly laid to lawn and backs onto open fields. A shared driveway leads to an off-road parking space which is also situated to the rear of the property. Viewing comes highly recommended. EPC Rating: E

- End Terrace House
- Two Bedrooms
- Two Reception Rooms
- Gardens to Front and Rear
- Off-Road Parking Space

www.arnoldskeys.com | 01263 713966



Property Description

ENTRANCE DOOR

With storm porch over, leading into

ENTRANCE HALL

Staircase to first floor, radiator.

LIVING ROOM

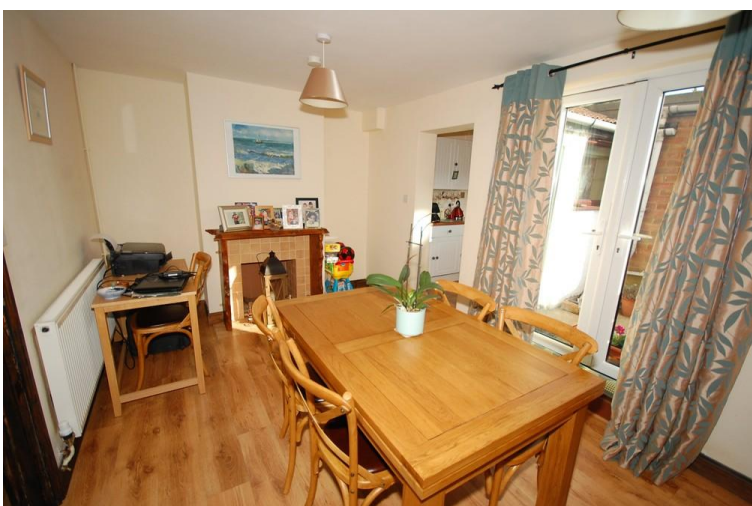
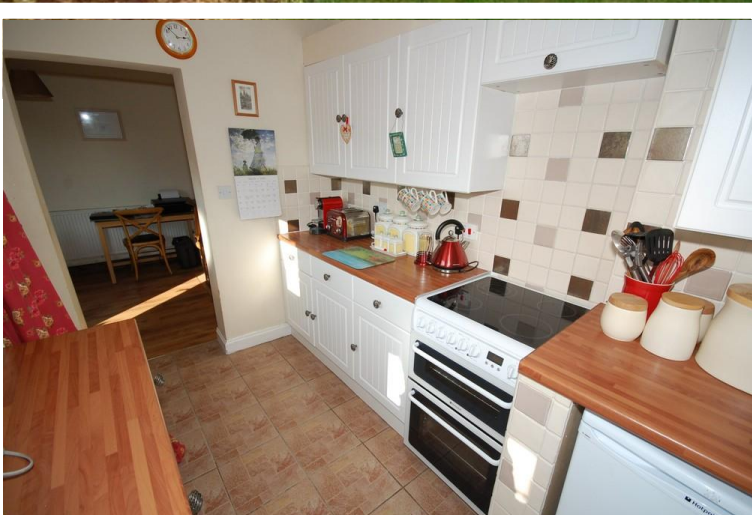
12' x 11' 9" (3.66m x 3.58m) Sealed unit double glazed window to front aspect, laminate flooring, fireplace with tiled hearth housing wood burning stove, built-in shelving unit, radiator.

DINING ROOM

15' 1" x 9' 5" (4.6m x 2.87m) Patio doors leading out to rear garden, laminate flooring, closed off fireplace with tiled hearth (NB not in use), built-in storage cupboard, radiator.

KITCHEN

13' 3" x 6' 5" (4.04m x 1.96m) Three sealed unit double glazed windows to rear aspect and stable door leading out onto the rear patio, tiled flooring, fitted





kitchen comprising a range of wall and base units with working surfaces over, inset ceramic sink and drainer, tiled splashbacks, oil fired boiler, space for electric cooker, washing machine, fridge and freezer.

FIRST FLOOR

BEDROOM 1

12' 1" x 11' 9" (3.68m x 3.58m) Sealed unit double glazed window to front aspect, overstairs storage, radiator, door leading into jack and jill bathroom.

BEDROOM 2

9' 5" x 7' 3" (2.87m x 2.21m) Sealed unit double glazed window to rear aspect, access to loft space, radiator, door leading into jack and jill bathroom.



BATHROOM

9' 4" x 7' 3" (2.84m x 2.21m) Sealed unit double glazed window to rear aspect, airing cupboard housing hot water tank, WC, washbasin, panelled bath with shower over, heated towel rail, radiator.

OUTSIDE

To the front, there is pedestrian gated access onto a tiled pathway which leads to the front entrance door. The front garden is mainly laid to shingle for ease of maintenance and is enclosed by a wooden picket fence. A right of way over a shared driveway leads from the front of the property to the rear where there is an off-road parking space. Gated access is provided onto the long and narrow rear garden, backing onto open fields, and which is mainly laid to lawn with shrub/flower bed borders and a herb garden area. Also to the rear, there is a patio area, a large garden shed and a hard-standing area for the oil tank.



AGENTS NOTE

Services: Mains water, drainage and electricity are connected. Oil fired central heating. A shared driveway leads to a parking space at the rear of the property. There is a right of way at the rear for two neighbouring properties. Council Tax Band: B



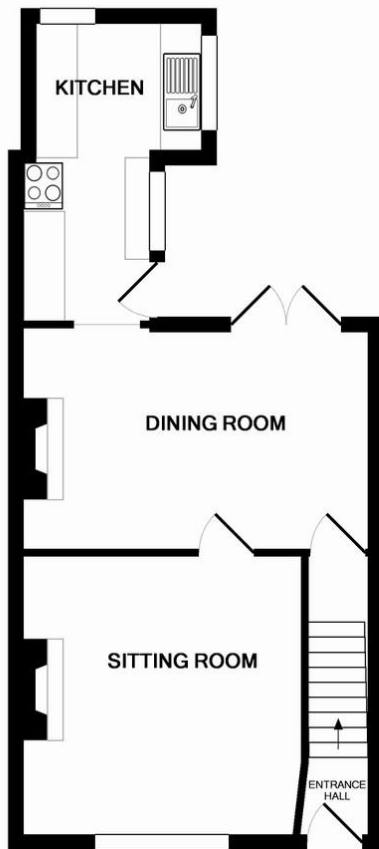


VIEWING

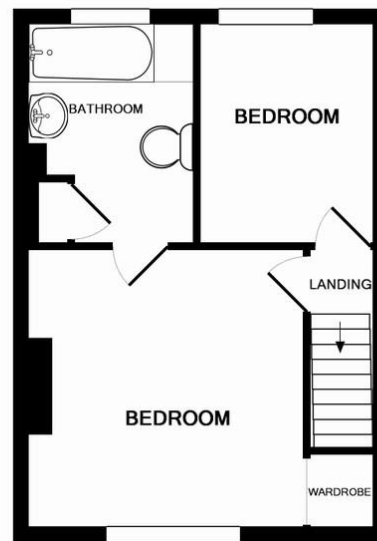
Strictly by appointment with Arnolds Keys Holt on 01263 713966

DIRECTIONS

Travelling from the roundabout in Holt take the Norwich Road and turn right where signposted Hunworth. Proceed through Hunworth and after around two miles you will reach the village of Briston. At the crossroads turn right onto the Fakenham Road, proceed for a short distance and the property can then be found on the left hand side indicated by our 'for sale' board.



GROUND FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

FAKENHAM ROAD, BRISTON, NR24 2HL
TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2016

holt@arnoldskeys.com
01263 713966

Aylsham 01263 738444
Cromer 01263 512026
Eaton 01603 506697
Holt 01263 713966

North Walsham 01692 402357
Norwich 01603 620551
Sheringham 01263 822373
Wroxham 01603 782053

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