

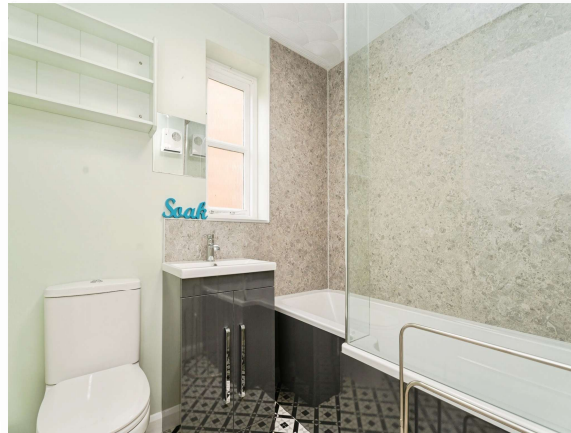


Hastings Close, MELTON CONSTABLE, NR24 2DR

welcome to

Hastings Close, MELTON CONSTABLE

NO ONWARD CHAIN Move-in ready 2-bed semi-detached home offers a living room, kitchen, private low-maintenance garden and two allocated parking spaces, all just a short drive from Holt, Fakenham and the beautiful North Norfolk coast. Ideal first home or buy-to-let investment in Melton Constable.



Agent Notes

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Heating: Electric

Accommodation

Entrance Porch

Vinyl flooring. Double-glazed door to the front.

Lounge/Dining Room

Carpeted flooring. Electric heaters. Storage cupboard under the stairs. Single-glazed window to the front and side.

Kitchen

Tiled flooring. Fitted with wall and base units, laminated worktops, integrated Zanussi electric hob and oven with a built in extractor fan over the top, stainless steel sink drainer and tiled splashbacks. Space for a fridge and washing machine. Single-glazed window to the rear. Double-glazed door to the garden.

First Floor Landing

Carpeted flooring. Cupboard over stairs housing water tank and shelving. Loft access.

Bedroom One

Carpeted flooring. Electric heater (older style). Single-glazed window to the front.

Bedroom Two

Carpeted flooring. Creda electric heater. Single-glazed window to the rear. Stair bulkhead.

Bathroom

Vinyl flooring. Fitted with WC, P shape bath with electric shower over and glass screen, wash hand basin with mixer tap and storage. Splashback round the bath. Electric fan heater. Single-glazed window to the side.

Outside

Front Garden

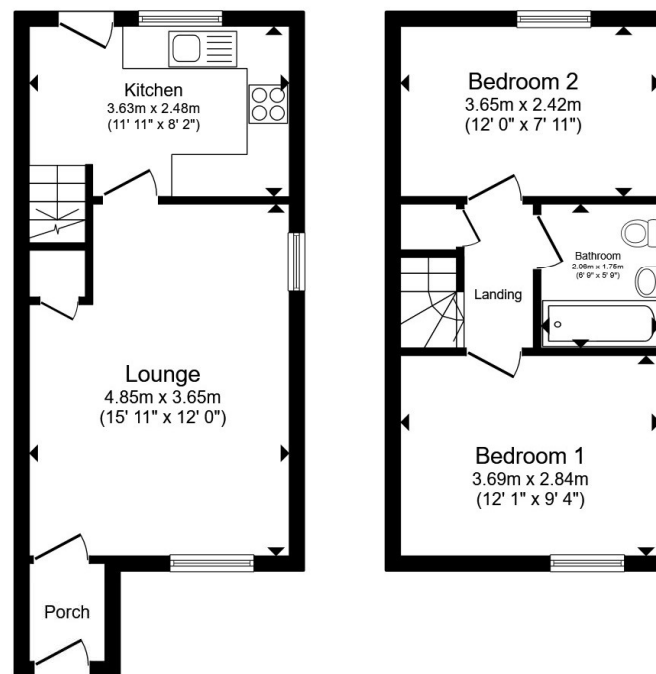
Turf with patio path leading to the side gate and front door.

Rear Garden

Low maintenance rear garden laid to shingle, with mature shrubs and patio at the rear side gate.

Parking

Tandem gravel covered parking for 2 vehicles.



Ground Floor

First Floor

Total floor area 55.5 m² (597 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Hastings Close, MELTON CONSTABLE

- Two Bedroom Semi-Detached Home
- Well Equipped Kitchen
- Comfortable Living Room
- Private Low Maintenance Rear Garden
- Two Allocated Tandem Parking Spaces

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108861 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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