

# Briston, Norfolk NR24 2LB



Independent Estate Agents

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**Pointens**

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# Guide Price £124,950

## The Property

The property offered for sale is an immaculately presented mid terraced house situated in a quiet location near the centre of this popular North Norfolk village. The accommodation briefly comprises an entrance hall, kitchen, bathroom, a good size sitting room with an open fireplace and on the first floor are two bedrooms. The property benefits from oil fired central heating and replacement UPVC windows and doors. Outside there is a pleasant enclosed front garden and an allocated parking space.

## Location

Briston is a thriving village that has an extensive range of amenities including village shops, a bakery, butchers, garage and a primary school. Around four miles away is the market town of Holt. Holt has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The county city of Norwich is about twenty miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations, via Schipol.

## Directions

Leave Holt via the Norwich Road. On the outskirts of the town turn right at the signpost for Hunworth Quarry. Proceed through Hunworth and after around two miles you will enter Briston. At the crossroads proceed straight over and upon reaching Graves the Butchers turn right into The Lane, then take your second left turning. Follow this road around and you will find 4 Long Yard on your left hand side.

## Important Notice

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991. They are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers only. These particulars do not constitute part of an offer or contract.

## The Accommodation

The accommodation comprises:

UPVC Front door, leading to -

### Entrance Hall

Radiator.

### Kitchen (10'2 x 8')

Fitted range of base units with working surfaces over, inset single drainer sink with mixer tap, breakfast bar, matching wall units, wall mounted boiler for central heating and domestic hot water. Airing cupboard with factory lagged tank and shelving.

### Sitting Room (15'5 x 15'2)

Staircase to first floor, two radiators, red brick fireplace, exposed wooden ceiling beams.

### Bathroom

Wc, pedestal washbasin, panelled bath, electric shower, radiator, tiled floor.

**First Floor**, Landing, leading to -

### Bedroom One (12'5 x 8')

Radiator

### Bedroom Two (9'8 x 7')

Built in cupboard.

## Curtilage

To the front of the property is a lawned garden area with inset shrubs and a modern plastic oil tank, all enclosed by metal linked fencing. A short distance away is an allocation parking space for one car. There is also a brick built **garage/workshop (24'5 x 10'10)** with up and over door. This is available separately and has a guide price of £11,500.

## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage.

**Council Tax Band:** B (2011/12 - £1168.86)

**Local Authority:** North Norfolk District Council, tel: 01263 513811

**Viewing:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880 **Ref:** H30204

Energy Efficiency Rating		Environmental Impact Rating (CO <sub>2</sub> )	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	