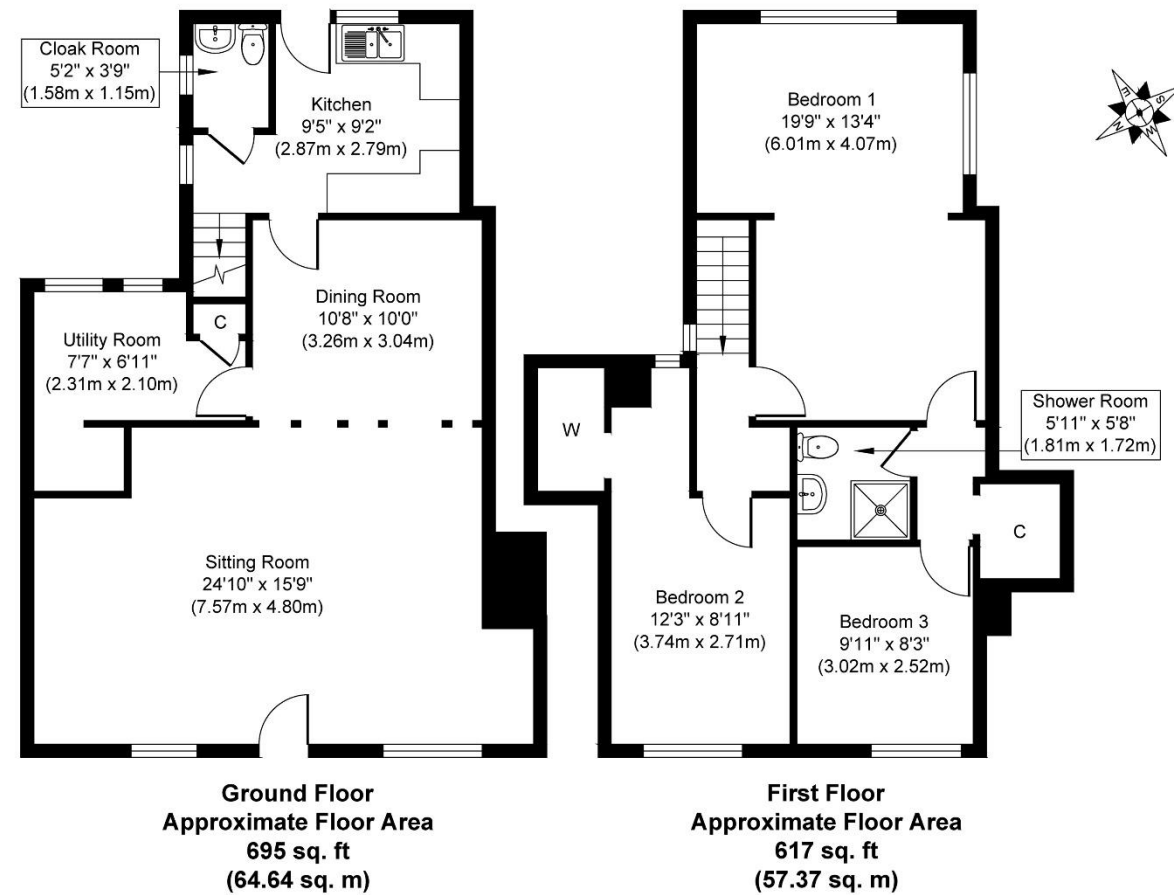


The Street, Long Stratton
£230,000 Freehold



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Grade II Listed Terrace Cottage
- Three Bedrooms
- Kitchen & Utility Room
- Dining Room
- Spacious Sitting Room

- Cloakroom & Shower Room
- Enclosed Rear Garden
- Garage
- Wealth Of Character Features
- EPC Rating F / Council Tax Band B

Description

Iconic are pleased to offer this grade II listed terrace property in Long Stratton that boasts a wealth of character features throughout.

The property dates back to the 1600's and was originally two cottages that have been knocked into one to form a deceptively spacious family home.

The internal accommodation comprises; spacious 24ft sitting room with an exposed inglenook brick fireplace and an abundance of exposed wooden beams. There is a separate dining room and utility room which lead on from the sitting room with the utility room boasting a recently installed oil-fired central heating boiler. The downstairs accommodation is completed by the kitchen and two-piece cloakroom suite. Upstairs there are three generous bedrooms with the master and second bedroom off the landing and the third and shower room off the master which offers the potential to form a landing to separate the two if required.

Outside

Outside the property has a garage for the parking and a low maintenance, mostly paved fence enclosed garden with raised beds. The property further benefits from ample storage.

Location

Long Stratton is situated just 10 miles from Norwich city centre and provides a co-op supermarket, doctors surgery, two small shopping centres, two public houses a petrol station and is on a regular bus route, along everything you'd expect from a small town.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

South Norfolk Council, The Horizon Centre,
Broadland Business Park, Peachman Way, Norwich,
NR7 0WF
Council Tax B

Tenure

Freehold

Directions

Leave Norwich via the A140 Ipswich Road heading towards Long Stratton. Once into Long Stratton the road becomes The Street where the property can be indicated by our For Sale Board.

