



**4 Bellview Close, Briston, Melton Constable, NR24 2SJ**

**Price Guide £210,000**

- VILLAGE LOCATION
- NEW KITCHEN/DINING ROOM
- LOUNGE
- IMMACULATELY PRESENTED
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- BATHROOM
- ELECTRIC HEATING
- IDEAL FIRST TIME BUYERS HOME
- ENCLOSED GARDEN

# 4 Bellview Close, Melton Constable NR24 2SJ

A lovely mid terrace two double bedroom house, ideal for a first time buyer or investment buyer. The property is immaculately presented throughout with oak style interior doors, new kitchen and bathroom. The property is offered with electric storage heating, double glazed windows and doors, an enclosed garden and off road parking for two cars.

Briston is a small village with village school, pubs, butchers and convenience store. Only four miles from Holt market town where all other local amenities can be found and the beautiful Holt country park.



Council Tax Band: B



## FRONT PORCH

UPVC double glazed door opening into the porch, carpet, ceiling light and door to

## LOUNGE

UPVC double glazed window to the front, wall mounted electric storage heater, ceiling light, light oak internal doors, laminate wood flooring, stairs to first floor.

## KITCHEN/DINING ROOM

Beautiful modern kitchen with a range of grey, gloss base and drawer units with single bowl enamel sink unit and mixer tap over, inset induction hob with extractor hood and light over. Space and plumbing for washing machine, integrated dishwasher, fridge/freezer, dining room table and chairs. UPVC double glazed window to the rear and French doors to the rear garden. Built in electric oven, matching wall units, tiled flooring, inset LED spot lighting, tiled flooring.

## LANDING

Oak effect internal doors to both bedrooms and bathroom, carpet and ceiling light.

## BEDROOM ONE

UPVC double glazed window to the rear, carpet, ceiling light, wall mounted electric heater, door to storage cupboard situated over the stairs.

## BATHROOM

Extensively tiled walls and floors, panelled bath with electric shower over, low level WC, vanity wash hand basin with two storage drawers beneath. Ceiling light and extractor fan.

## BEDROOM TWO

UPVC double glazed window to the front, carpet, wall mounted electric heater, ceiling light, access to roof space with light.

## OUTSIDE

To the side of the property there is communal parking spaces which there are two allocated spaces for number 4. There is a paved pathway and small front garden. The rear garden is enclosed by fencing and has a paved patio seating area, outside light, garden shed with electric and rear access gate to the parking area.

## AGENTS NOTE

This is a freehold property, with a council band tax rating B. Mains electricity, water and drainage are connected.




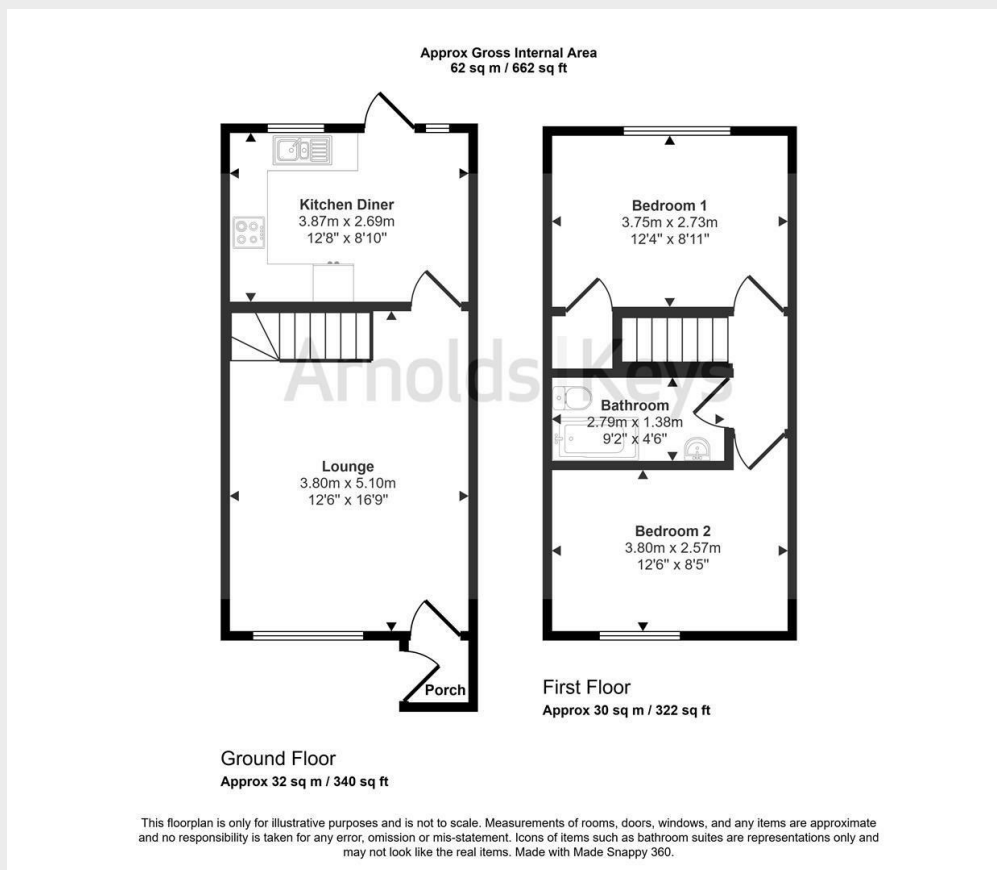


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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