



29 The Street, Bintree - O.I.E.O. £240,000

This charming mid-terraced cottage is ideally situated in a popular village location and is offered for sale with no onward chain, making it an excellent opportunity for first-time buyers, downsizers, or investors.

The accommodation begins with a welcoming living room featuring a characterful fireplace, creating a cosy and inviting focal point. To the rear, a modern fitted kitchen provides practical and stylish space for everyday cooking, complemented by a well-appointed ground floor bathroom suite.

Upstairs, the property offers two bedrooms, with the second bedroom being accessed by the main bedroom.

Externally, there is a generous enclosed rear garden with plenty of scope to create an outdoor living space for relaxing and entertaining as desired as well as off-road parking. Combining period charm with modern convenience, this delightful cottage enjoys a sought-after village setting close to local amenities and transport links.

Services

Oil central heating. Mains drainage, electricity, and water are connected.

This property is being marketed by our Reepham office and the property reference is AR0260

NB: Various works have been undertaken by the current vendor and further works will be completed prior to completion. A list of these jobs can be obtained from the agent

NB: The vendor of the property has right of way via the driveway of 25a and has access from the driveway to pass through the garden/patio area of 27 The Street to have access for the oil tank and other services.



NB: It is noted on the title, that the original deeds were lost but a restrictive covenant states 'The parts of the land affected thereby are subject to rights to take water from the pump and well on the property in favour of 33 The Street, Bintree, upon payment of a one fourth share of the expense of keeping the same in repair so far as the same still subsists.' The current vendor has never contributed anything as the pump and well is no longer in use.

We have also been advised that chancel repair indemnity insurance was taken out on purchase of the property in 2022 as the Deeds had been lost so could not confirm if the property originally was built on church land.

Situation

Bintree is a small, attractive village located just 9 miles from the market town of Fakenham, 15 miles from Norwich and within approximately 30 minutes' drive from the popular North Norfolk Coastline.

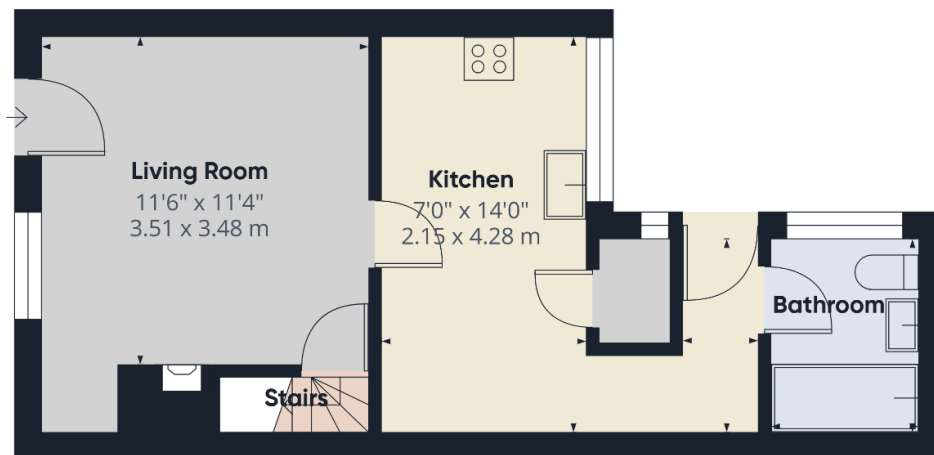
Directions

To find the property leave Reepham market place and proceed towards Dereham. Go through the village of Bawdeswell and turn right onto A1067 (Fakenham Road) Continue for approximately 2.5 miles and turn left onto the Street. The property will be found on the left hand side clearly identified by Parsons and Company 'For Sale' board.

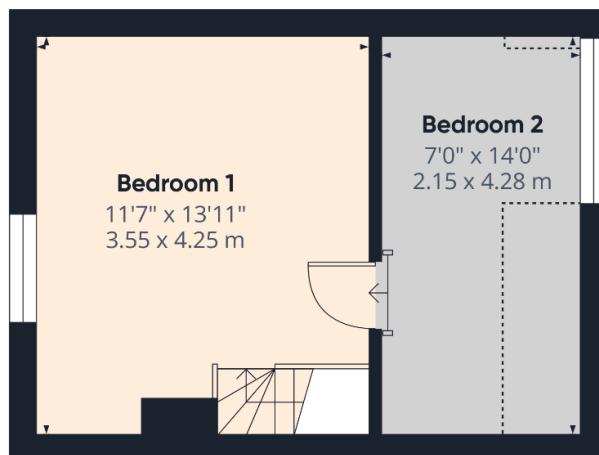
For further information and to arrange your viewing, please contact our friendly and professional staff.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



PARSONS
COMPANY

Approximate total area⁽¹⁾

581 ft²
53.9 m²

Reduced headroom

21 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk