



41 Eastgate Street

Offers Over £220,000

This 2 bedroom semi-detached cottage is located within a non-estate position in the popular village of North Elmham.

The property, which benefits from oil fired central heating and double glazing, offers accommodation briefly comprising: fitted kitchen with solid wooden worktops and tiled flooring, opening to a dining area, living room, rear lobby housing the boiler and a ground floor bathroom.

On the first floor there is a landing with wooden doors opening to both bedrooms. The larger of the two has a built-in storage cupboard and recess ideal for placing a wardrobe.

There is a rear garden with pathway to side.

Features

- Quaint Character Cottage
- 2 Bedrooms
- Kitchen With Solid Wooden Worktops
- Oil Fired Central Heating
- Non-Estate Position Within Popular Village Of North Elmham
- Viewing Highly Recommended
- No Onward Chain

Services

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



Situation

North Elmham is an attractive walled village, which is well served village with amenities. Located around 5 miles to the north of Dereham along the B1110, the village offers a Doctors surgery, primary school, two public houses (The Kings Head and The Railway Arms), tennis club and post office. There is also a regular bus service into Dereham. North Elmham is located approximately 22 miles from Norwich and roughly 18 miles from the infamous North Norfolk coastline.

Directions

Leave Dereham Market Place by bearing left at the war memorial and then immediately turning right opposite the George Hotel into Quebec Road. Proceed for 5 miles into the village of North Elmham, continue past the Kings Head Public House and take the first turning right into Eastgate Street. The cottage will be found a short distance down the road, on the left hand side identified by a Parsons & Company 'For Sale' board.

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

This property is being marketed by our Dereham office and the property reference is AD0053.

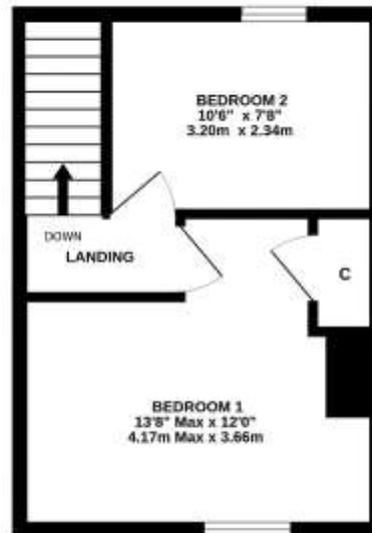
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft (59.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, elevations, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The windows, systems and appliances shown here are shown based on information as to their availability or efficiency can be given.
Plans valid from 01/03/22



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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