



## 29 Eastgate Street

**Guide Price of £180,000 - £200,000**

Located in the heart of the sought-after village of North Elmham, this delightful two-bedroom end-terraced cottage offers a wonderful opportunity for first-time buyers, downsizers, or those seeking a peaceful countryside retreat.

The property boasts a sitting room with a fireplace and an understairs storage cupboard, a separate dining room, and fitted kitchen with access to outside.

Upstairs, you'll find two bedrooms, with bedroom 2 being accessed via bedroom 1, along with a bathroom suite.

To the rear of the property is a quaint patio area, with pathway to the main garden, which is of good size.

Offered to the market with no onward chain, this charming cottage is ideal for those looking to make a home their own.

**N.B.** The garden is remote from property with a small pond.

**N.B.** The neighbour has a right of way across the back courtyard.

**N.B.** The staircase is extremely steep.



## Services

Electric storage heaters. Mains water, drainage and electricity are connected.

## Situation

North Elmham is an attractive well served village with Doctors surgery and a variety of shops. The village is situated 5 miles north of Dereham where there are further amenities.

## Directions

To find the property 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 next turning right into Eastgate Street, the property will then be found on the left hand side.

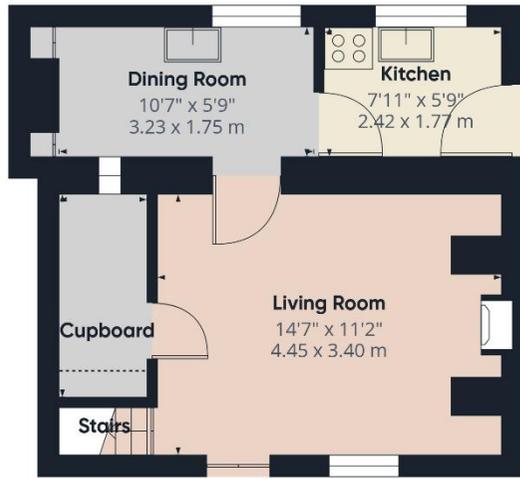
**For further information and to arrange your viewing, please contact our friendly and professional staff.**



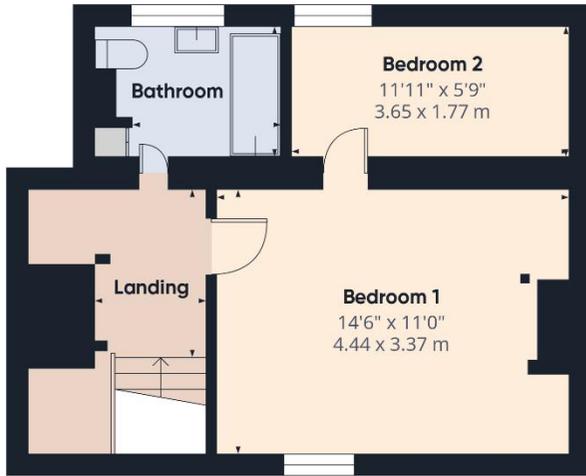
This property is being marketed by our Dereham office and the property reference is AD0479.

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



Approximate total area<sup>1)</sup>  
 644 ft<sup>2</sup>  
 60 m<sup>2</sup>

Reduced headroom  
 4 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

(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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>41</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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