



12 Town Green, Alby, NR11 7HE

Offers Over £275,000

- Semi-Detached House
- Large Garden
- Potential to Extend (STPP)
- 3 Bedrooms
- Countryside Views
- Outbuildings



# 12 Town Green, Alby NR11 7HE

This 3 bedroom semi-detached house is located in the village of Alby. Situated on the end plot, the property benefits from a large garden which allows the potential to extend, subject to the correct planning applications.



Council Tax Band: B



## **ENTRANCE**

You enter the property through a wooden, single glazed door which allows access directly into the lounge.

## **LOUNGE**

Single glazed window overlooking the front aspect, fireplace with wooden mantle and marble effect hearth, carpeted flooring.

## **PANTRY**

Accessed from the lounge, single glazed window, vinyl flooring.

## **KITCHEN**

Comprising wall and base units, with space for freestanding cooker, washing machine and fridge/freezer. Inset stainless steel sink over single glazed window to rear aspect. Vinyl flooring and radiator. Storage cupboard with shelving and oil fired boiler.

## **BATHROOM**

A three piece suite comprising WC, hand wash basin and bath with shower over, heated towel rail and vinyl flooring. Single glazed frosted window.

## **REAR PORCH**

Timber framed construction, carpeted flooring, single glazed windows with rear aspect.

## **Stairs to;**

U-Shaped staircase with single glazed window and radiator.

## **BEDROOM 1**

Two single glazed windows to rear aspect, feature fireplace with wood mantelpiece, carpeted flooring and radiator. Storage cupboard with hanging space.

## **BEDROOM 2**

Single glazed window to front aspect overlooking fields, carpeted flooring and radiator. Airing cupboard housing water cylinder.

## **BEDROOM 3**

Two single glazed windows overlooking front aspect with field views, carpeted flooring and radiator.

## **AGENTS NOTES**

Council Tax Band: B

Broadland District Council

Mains drainage and water connected, oil fired central heating.

Section 157 of the Housing Act 1985 applies to this property.



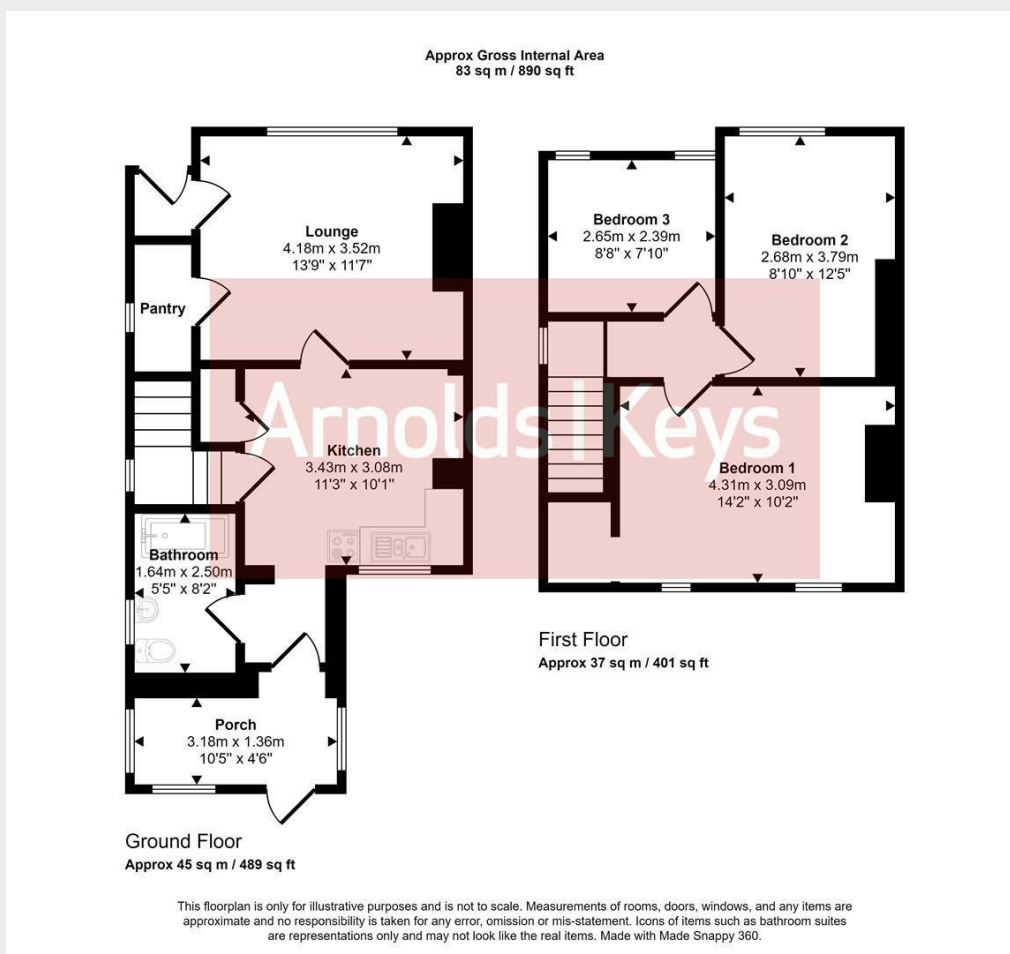
## Viewings

Viewings by arrangement only. Call 01263 738444 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>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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 are 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.