

Arnolds | Keys



10 Stringers Lane, Foulsham, Dereham, NR20 5RP

Guide Price £69,000 30% Shared Ownership

- 30% SHARED OWNERSHIP
- ENCLOSED REAR GARDENS
- VILLAGE LOCATION
- THREE BEDROOMS
- OFF-ROAD PARKING
- GROUND FLOOR CLOAKROOM

10 Stringers Lane, Dereham NR20 5RP

SHARED OWNERSHIP Available to purchase at a 30% share.

A fantastic three bedroom semi detached home situated in the idyllic village of Foulsham. Enjoying a cul-de-sac location with off road parking, an enclosed rear garden and modern accommodation, this property is perfect for first time buyers.



Council Tax Band: B



DESCRIPTION

SHARED OWNERSHIP Available to purchase at a 30% share.

Located in the picturesque village of Foulsham, this well presented home offers a convenient and contemporary lifestyle with off road parking for multiple vehicles and a generously sized enclosed rear garden. Enjoying a cul-de-sac position the property internally comprises of entrance hall with ground floor cloakroom, kitchen and lounge diner with French doors leading into the rear garden. To the first floor the landing leads to three bedrooms and a family bathroom.

INTERNAL ACCOMMOADTION

ENTRANCE HALL

UPVC door to front entrance with double glazed glass panels, laminate flooring, radiator.

CLOAKROOM

Double glazed circular window to front aspect with obscured glass, fitted with a WC and pedestal basin, extractor fan, radiator and vinyl tile effect flooring.

KITCHEN

A dual aspect room with double glazed windows to front and side. Fitted with a range of wall and base units with fitted electric double oven and electric hob, space and plumbing for a washing machine and tumble dryer, space for a free standing fridge/freezer, radiator, tiled flooring.

LOUNGE DINER

A multi aspect room with double glazed window to rear aspect and UPVC French doors to rear garden, under stairs storage space, laminate flooring, radiator.

FIRST FLOOR

BATHROOM

Double glazed window to rear aspect with obscured glass, fitted with a three piece suite comprising bath with electric 'Triton' shower over, W/C, pedestal basin, radiator, vinyl flooring, airing cupboard with shelving units.

BEDROOM ONE

Double glazed window to rear, radiator, carpet flooring.

BEDROOM TWO

Double glazed window to front, radiator, carpet flooring.

BEDROOM THREE

Double glazed window to front, radiator, carpet flooring.

EXTERNAL

To the front of the property there is a lawned area with footpath leading to the front door, to the side there is a brick weave driveway providing ample off road parking. To the rear, there is a full enclosed garden that is mainly laid to lawn with a patio seating area and a shed.

AGENTS NOTES

This property is Leasehold.

Mains connected drainage and electric connected.

Mains gas fired central heating.

Council tax band: B

This property is available to purchase at a 30% share.

Current monthly charges (subject to change annually):

Rent: £456.68

Service Charge: £4.41

Admin fee: 66p

Buildings Insurance: £6.24



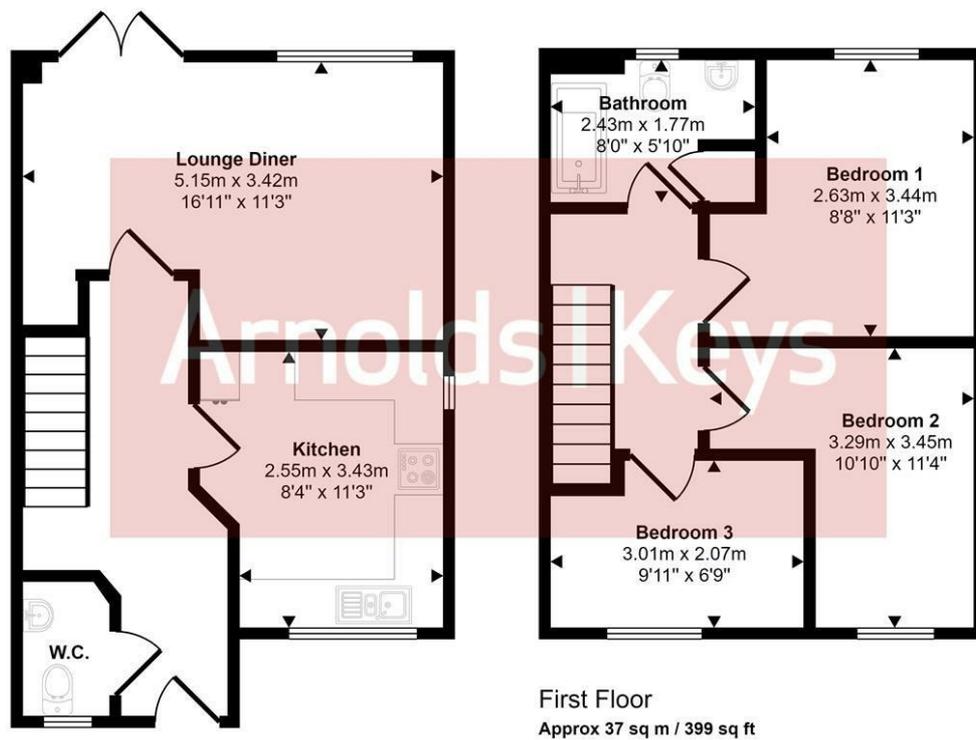
Viewings

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) A			89
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
76 sq m / 821 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft

First Floor
Approx 37 sq m / 399 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 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.