



Potash Bungalow, 49 Long Common, Swanton Abbott, NR10 5BH Offers Over £350,000

- NO ONWARD CHAIN
- SUBSTANTIAL SIZED PLOT
- NUMEROUS OUTBUILDINGS/STORE ROOMS
- IDYLIC VILLAGE LOCATION
- OFF ROAD PARKING
- POTENTIAL TO EXTEND (STPP)

Potash Bungalow, 49 Long Common, Swanton Abbott NR10 5BH

NO ONWARD CHAIN Situated on a substantial plot measuring approximately 0.65 acres, this single storey brick and flint cottage offers fantastic potential within a picturesque village surrounded by countryside. The property offers three bedrooms and two reception rooms with numerous external store rooms and a detached outbuilding.



Council Tax Band: C



DESCRIPTION

Situated on a generous sized plot measuring approximately 0.65 acres within the idyllic village of Swanton Abbott, this brick and flint single storey cottage requires work but offers fantastic potential. The property is positioned on a substantial and well established plot with off road parking leading to the rear of the property; which could provide further parking if required. The grounds boast a variety of established shrubs, trees and hedging with plenty of external storage including two detached brick and tiled outbuildings; one with wood store attached, and a store room attached to the main property. While the property does require updating and attention, there is ample scope to extend and put your own mark on this home.

ENTRANCE PORCH

Timber framed door to entrance, single glazed windows, timber door to:-

KITCHEN

Double glazed window to rear aspect, base units with stainless steel sink and drainer, space and plumbing for washing machine, radiator.

DINING ROOM/BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

LIVING ROOM

Brick fireplace, window to front, built in storage cupboard, uPVC door to front entrance, radiator.

RECEPTION ROOM

Brick fireplace, window to front, built in storage cupboard, uPVC door to front entrance, radiator.

BEDROOM TWO

Dual aspect with double glazed window to front and rear, carpet, radiator.

BEDROOM ONE

Double glazed window to front aspect, radiator, carpet.

BATHROOM

Double glazed window with obscured glass to side aspect, bath with mixer tap, pedestal wash hand basin, WC, airing cupboard.

EXTERNAL

The property is approached via a driveway to the side leading to the back of the property. There is a brick built store room with an attached wood store, a second detached brick built outbuilding and a store room attached to the property. There is a boiler room which is also attached to the main property. The grounds measure approximately 0.65 acres and boast lawned areas with a range of established shrubs and trees.

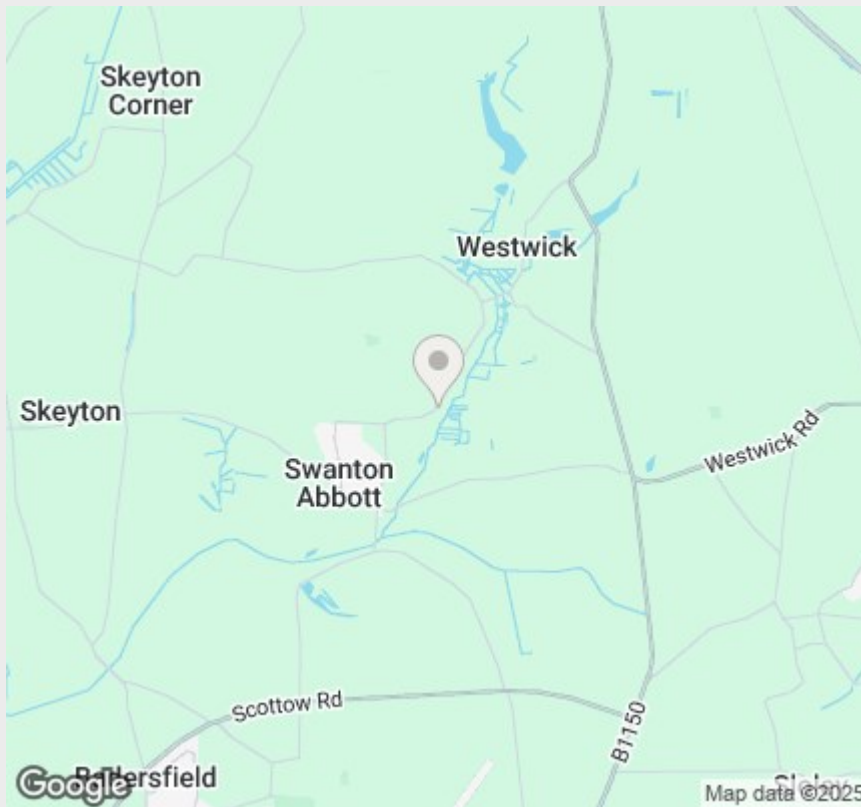
AGENTS NOTES

This property is Freehold.

Mains water and electricity connected.

Oil fired central heating and drainage via a septic tank.

Council tax band: C



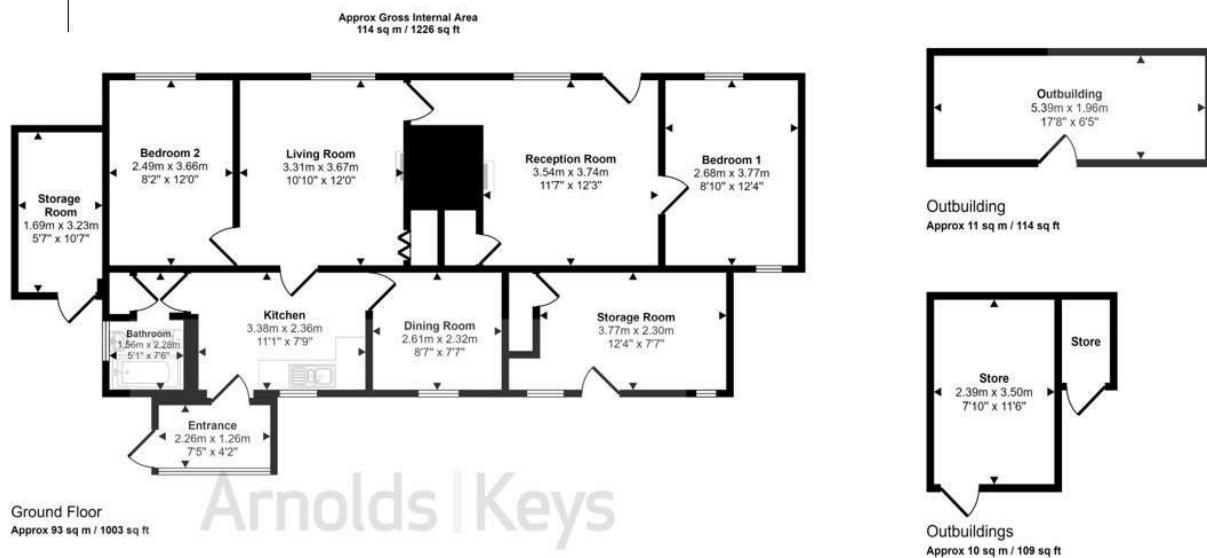
Viewings

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		
(81-91) B		
(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	



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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



8 Market Place, Aylsham, NR11 6EH
01263 738444

county@arnoldskeys.com
www.arnoldskeys.com