



5 Council Houses Regent Street, Wickmere, NR11 7NE

Offers Over £275,000

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- QUIET LOCATION
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- OIL FIRED HEATING
- FIELD VIEWS

5 Council Houses Regent Street, Wickmere NR11 7NE

NO ONWARD CHAIN Located within the picturesque village of Wickmere, this well presented home boasts a generous size plot with three bedrooms, two reception rooms and field views to the rear.

 3  1  2  F

Council Tax Band: B



DESCRIPTION

Situated within the idyllic village of Wickmere on a quiet road, this three bedroom home offers well presented and versatile accommodation which has been redecorated by the current owners with a halled entrance leading to the kitchen/breakfast room, two reception rooms, a bathroom, with three bedrooms and a cloakroom to the first floor. The property is located on a generous sized plot, with off road parking to the front and beautiful field views.

ENTRANCE HALL

uPVC door to front entrance, vinyl herringbone pattern flooring, radiator, stairs to first floor with storage space underneath, doors to:-

RECEPTION ROOM

Double glazed window to front, radiator, fireplace, vinyl herringbone patterned flooring.

LIVING ROOM

Double-glazed window to rear aspect, radiator, carpet.

KITCHEN/BREAKFAST ROOM

Double glazed window to front and side aspects, wall and base units with worktop over, stainless steel sink and drainer, wall mounted oil fired boiler, breakfast bar, space for fridge/freezer, cooker and washing machine, vinyl herringbone style flooring, radiator.

BATHROOM

Three piece suite comprising bath with shower over, wash hand basin, double-glazed window to rear aspect. Radiator.

LOBBY

Door to side and access to a further WC.

Stairs to first floor:-

LANDING

Double-glazed window to front aspect, radiator, loft hatch.

BEDROOM 1

Double-glazed window to rear aspect with field views. Radiator.

BEDROOM 2

Double-glazed window to front aspect, radiator.

BEDROOM 3

Double-glazed window to side and rear aspects with field views. Airing cupboard with hot water tank. Radiator.

OUTSIDE

The property is set on a plot which is laid to lawn with front, side and rear gardens. The rear garden backs onto open countryside.

AGENTS NOTES

This property is Freehold.
Mains water and electricity connected.
Drainage via a septic tank.
Council tax band: B



Viewings

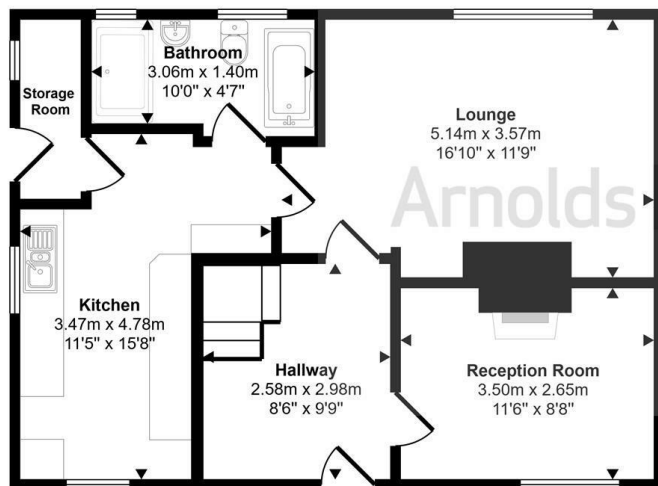
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

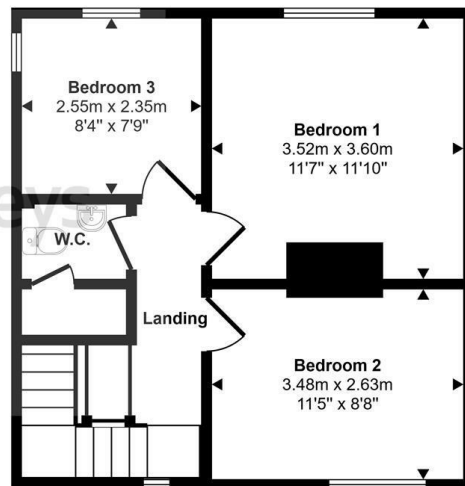
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
95 sq m / 1022 sq ft



Ground Floor
Approx 56 sq m / 598 sq ft



First Floor
Approx 39 sq m / 424 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, 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.

