



Pages Lane, Saham Toney THETFORD IP25 7HL

welcome to

Pages Lane, Saham Toney THETFORD

>>CHARMING TWO-BEDROOM HOME!! Conveniently located close to local amenities, the property features a lounge, kitchen, two bedrooms, and a bathroom. There is a gravel driveway and generous enclosed rear garden.



Entrance Porch

Carpet flooring, Radiator

Rear Porch

Vinyl flooring, Frosted double glazed window to the rear aspect

Lounge

Carpet flooring, Radiator, Double glazed window to the front aspect

Kitchen

Vinyl flooring, Double glazed window to the rear aspect, Fitted blinds, Radiator, Range of wall-mounted units, Complimentary rolled edge worksurfaces, 1.5 sink/drain, Space for oven, Space for washing machine, dishwasher and fridge freezer

First Floor Landing

Carpet flooring, Loft access, Double glazed window to the side aspect, Fitted blinds

Bedroom One

Carpet flooring, Double glazed windows to the rear and side aspect, Radiator, Airing cupboard with boiler

Bedroom Two

Carpet flooring, Double glazed window to the front aspect, Radiator, Storage cupboard

Bathroom

Vinyl flooring, Frosted double glazed window to the side aspect, Low-level WC, Panelled bath with shower overhead, Pedestal handwash basin, Loft access

Outside

To the front of the property there is an open garden laid to lawn with mature shrubs and trees and a gravel driveway.

To the rear of the property there is large, enclosed garden, laid to lawn with patio area. The garden features wooden shed, oil tank, raised beds and vegetable patch

Shed 1

9ft x 7.5ft - power and lighting

Shed 2

5ft x 3.5ft - recently fixed roof

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



view this property online williamhbrown.co.uk/Property/WAT109165



welcome to

Pages Lane, Saham Toney THETFORD

- Two Bedroom, Semi-Detached House
- Spacious Layout
- Off-Road Parking
- Large Rear Garden
- Renewed Double Glazing Throughout

Tenure: Freehold EPC Rating: D
Council Tax Band: B



Total floor area 81.8 m² (880 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own independent. Powered by www.propertybox.co

william h brown

offers in excess of
£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT109165



Property Ref:
WAT109165 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk