

Arnolds | Keys



Greenview The Green, Aldborough, NR11 7AA

Guide Price £255,000

- NO ONWARD CHAIN
- BEAUTIFUL VIEWS OVERLOOKING THE GREEN
- OFF ROAD PARKING
- A SHORT WALK TO LOCAL AMENITIES
- TERRACED COTTAGE
- 55ft GARDEN
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- CHARACTER FEATURES

Greenview The Green, Aldborough NR11 7AA

This delightful two bedroom terraced cottage, available with no onward chain, boasts views of The Green. Inside, the home features a comfortable lounge with a wood burning stove, a kitchen/breakfast room, and a bathroom. A spiral staircase leads to the first floor, which houses two bedrooms. The property includes double glazing and LPG heating. Externally, there is off-road parking at the front and a private garden at the rear.



Council Tax Band: B



Description

Offered with no onward chain and overlooking The Green, this charming two bedroom terraced cottage features a cosy lounge with a wood burner, a kitchen/breakfast room, a bathroom, and a spiral staircase leading to the first floor, where you'll find two bedrooms. The property benefits from double glazing and LPG heating. Outside is off-road parking at the front and an enclosed rear garden.

Porch

uPVC double glazed door with obscured glass, Norfolk pamment tiled flooring, electric heater, uPVC double glazed window to side aspect, south facing.

Lounge

Tiled flooring, uPVC double glazed panelled window East facing aspect, radiator, electric cupboard above the doorway, uPVC double glazed door with obscured glass, Burley Hollywell wood burner, inglenook fireplace with Norfolk redbrick and pamment tile surround, exposed wood beams, pitch pine door leading to the kitchen.

Kitchen Diner

Karndean washed oak effect luxury vinyl flooring, a range of wall and base units with counter over, electric hob with extractor over, electric oven, plumbing for slimline dishwasher, integrated washing machine, stainless steel sink with drainer, uPVC double glazed window and panelled door to garden with West facing aspect, two floor to ceiling storage cupboards, stairs leading to first floor landing. Radiator.

Bathroom

Radiator, heated towel rail, electric extractor fan, panelled 'p' shaped bath with 'Aqualisa' shower over, enamel hand wash basin with vanity unit under, WC, uPVC double glazed window with obscured glass.

Stairs to first floor landing

Main Bedroom

Carpeted, built in wardrobes, uPVC double glazed window to front aspect (East facing) overlooking the green, radiator, loft access, pitch pine door.

Bedroom Two

Carpeted, exposed wood beams, radiator, uPVC double glazed window to garden aspect (West facing), pitch pine door.

External

To the front is a shingle driveway for one vehicle, a wooden log storage area and to the rear the garden is mostly laid to lawn, with mature shrubs, flowers, an outside tap, a shingle patio area, and a redbrick and tile garden shed

Agents Notes

Freehold

Right of way for neighbours if work required

LPG central heating

Water and electricity are connected.

Council Tax - North Norfolk district council - 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		
(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	



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.

