

Arnolds | Keys



2 Thwaite Common, Erpingham,, Norfolk, NR11 7QG

Guide Price £230,000

- RENOVATION PROJECT
- GENEROUS SIZED ROOMS
- TWO BEDROOMS
- EXPOSED BEAMS
- TRANQUIL SETTING
- SEMI DETACHED COTTAGE
- FRONT AND REAR GARDEN
- PERIOD FEATURES

2 Thwaite Common, Erpingham, NR11 7QG

This semi detached two bedroom cottage is located in the highly desirable village of Erpingham, Norfolk. In need of complete renovation, this property provides a unique opportunity for buyers looking to create a beautiful home. Set in a picturesque Norfolk village, it offers a tranquil environment perfect for your renovation project.



Council Tax Band: C



Description

This semi detached two bedroom cottage is nestled in the sought after village of Erpingham, Norfolk. Ready for a total renovation, this property presents a unique opportunity for those seeking to craft their ideal home. Positioned in a desirable Norfolk village setting, it offers a serene backdrop for your renovation endeavours.

Porch

Stable door with inset window, wooden porch, two windows to side aspects

Lounge

Wooden door leading to the porch, carpeted, storage heater, exposed beam, brick hearth open fireplace, double glazed wooden window to front aspect, storage cupboard.

Bedroom 1

Wooden door leading to lounge, wood flooring, storage heater, double glazed wooden window to front aspect, en suite.

En suite

Wet room, electric shower, storage heater, w/c, enamel pedestal hand wash basin, double glazed obscured wooden window to side aspect, laminate flooring, partially tiled.

Kitchen

Laminate flooring, decorative fireplace with wood mantel, stainless steel single sink with drainer, base units, one double glazed wooden window to side aspect, one internal single glazed window to utility area.

Downstairs W/C

Double glazed obscured wooden window to side aspect, enamel hand wash basin, W/C

Utility area

Wooden panelled double glazed door with obscured glass leading to courtyard, double glazed wooden window to courtyard aspect, enamel pedestal hand wash basin, plumbing for washing machine.

Stairs to first floor landing

Carpeted.

Bathroom

Carpeted, panelled bath, storage cupboard, double glazed wooden window to side aspect.

Bedroom 2

Carpeted, double glazed wooden window to front aspect, built in wardrobe

External

The front garden is partially paved with paving slabs and partially grassed. There is also a rear courtyard.

Agents notes

Freehold

County Tax - North Norfolk - Band C

Mains Drainage

Electricity connected.

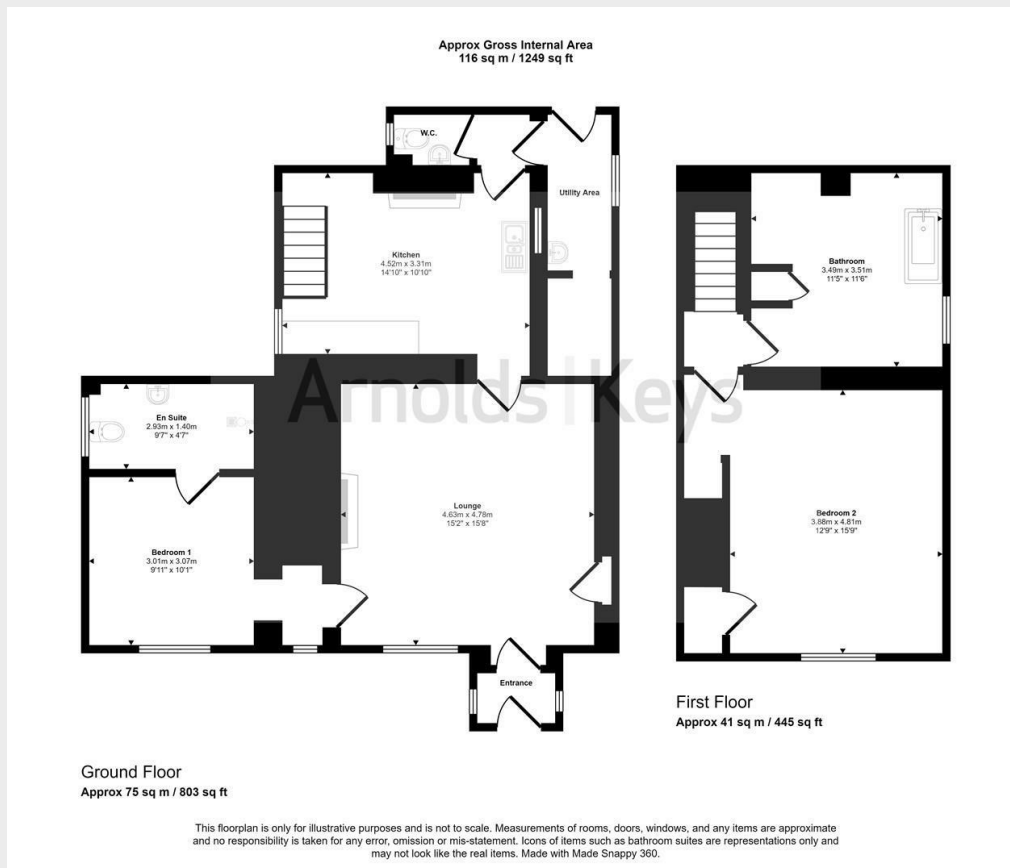


Viewings

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 | | | 80 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 29 | |
| (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.

