



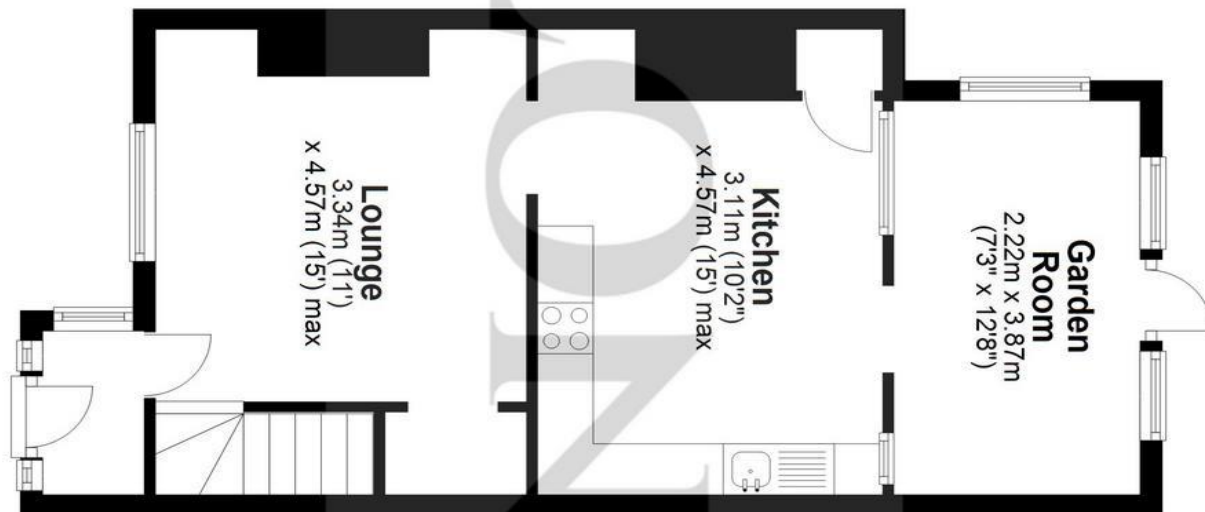
Richmond Road, Saham Toney, Thetford, IP25 7ER

CHAIN FREE!

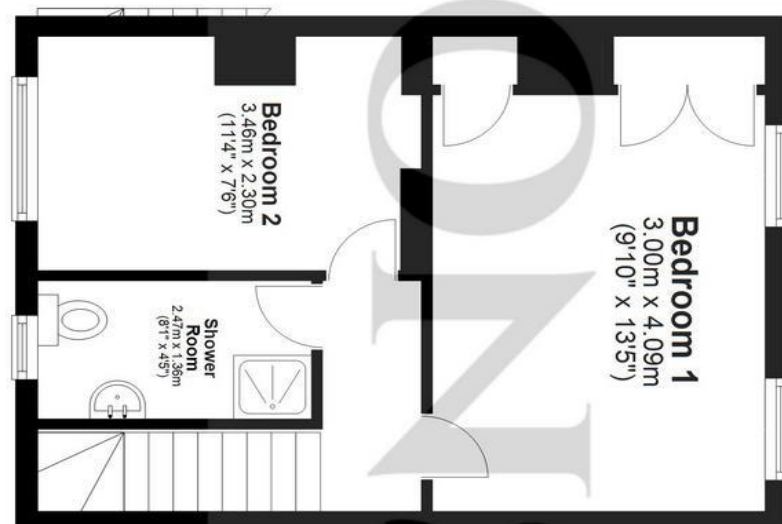
Two bedroom terrace house situated in the popular village of Saham Toney offering lounge, kitchen, garden room, shower room, enclosed front and rear gardens, gas central heating.

Offers in Excess of £210,000 Freehold

Ground Floor
Approx. 40.5 sq. metres (436.1 sq. feet)



First Floor
Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 71.1 sq. metres (764.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Two Bedrooms
- Mid Terrace
- Village Location
- Garden Room
- Gardens

Situated in the popular village of Saham Toney, Longsons are delighted to bring to the market this two bedroom mid terrace house. The property offers lounge, kitchen, garden room, shower room, gas central heating, enclosed front and rear gardens.

*** NO ONWARD CHAIN***

Saham Toney
 Watton approx 2 miles, East Dereham approx 9 miles, Swaffham approx 8 miles.
 Within the village is the popular Old Bell public house and a primary school. Richmond Park golf course is approximately a 5 minute drive away, the neighbouring town of Watton with a good selection of shops and restaurants lies and the coastal resorts of Wells-next-the-Sea and Hunstanton are approximately 25 miles from Saham Hills. The city of Norwich is approximately 24 miles away, with great shopping facilities and is the closest Airport.

Porch
 Front door, windows to sides, stairs leading to first floor..

Lounge
15'0" (4.57m) x 11'0" (3.35m)
 Window to front, under stairs storage, radiator.

Kitchen
15'0" (4.57m) x 10'2" (3.1m)
 Range of fitted units to walls and floor, complimented with a roll edge worktop, stainless sink, drainer and mixer tap, tiled splashback, space for cooker and washing machine, storage cupboard, radiator.

Garden Room
12'8" (3.86m) x 7'3" (2.21m)
 Windows to back and side, door leading to garden.

Landing
 Radiator.

Bedroom One
13'5" (4.09m) x 9'10" (3m)
 Fitted double and single wardrobes, two windows to rear, two radiators.

Bedroom Two
11'4" (3.45m) x 7'6" (2.29m)
 Window to front, radiator.

Shower Room
 Single shower cubicle with overhead electric shower, wash basin, WC, opaque window to front, partly tiled walls, radiator.

Outside Front
 Path leading to front door, enclosed front garden laid to lawn and pebbles.

Rear Garden
 Enclosed rear garden laid to paving slabs and shingle, gate allowing rear access.

