



## 28 Richmond Road, Saham Toney, Thetford, IP25 7ER

Recently updated, very well presented three bedroom mid terrace house available to rent in the village of Saham Toney. This fantastic property offers modern kitchen/dining room, log burning stove, gardens, parking, garage, gas central heating and UPVC double glazing.  
Available Immediately!

**Price £895 pcm To Let**





**Bedroom Three**  
**9'8" (2.95m) x 7'4" (2.24m)**  
UPVC double glazed window to rear aspect, radiator.

**Outside Front**  
The front garden is laid to low maintenance shingle, path to front door, outside light.

**Outside Rear**  
The rear garden is split into two, the area directly to the rear of the property has been recently laid to block paving providing seating areas, shrubs and flowers to raised border, outside light, outside electric power socket, outside tap, gated access to rear. Additional larger garden area laid to paving slabs and wooden decking providing further seating area, area laid to lawn, area to rear set out as vegetable and fruit growing area, shrubs and plants to borders, wooden fence to perimeter.

**Garage**  
Main up and over door, window to rear.

**Agents Note**  
EPC rating D56 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)  
Gardens will be maintained by the Landlord at no extra cost.  
The property is awaiting external decoration.

All photographs are provided for guidance only.

- Mid Terrace House
- Three Bedrooms
- Ground Floor Shower Room
- Recently Updated
- Kitchen/Dining Room
- UPVC Double Glazing
- Village Location
- Garage
- Gas Central Heating
- Available to Rent Immediately

Situated in the popular village of Saham Toney, Longsons are delighted to bring to the rental market this very well presented, recently updated three bedroom mid terrace house. This fantastic property offers kitchen/dining room, log burning stove, shower room, gardens, parking, garage, gas central heating and UPVC double glazing.

Available Immediately!

Gardens will be maintained by the Landlord at no extra cost.

Restrictions Apply: No Smokers, No Pets.

Briefly, the property offers lounge, kitchen/dining room, rear lobby, ground floor shower room, three bedrooms, gardens, garage, parking, gas central heating and UPVC double glazing.

**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.

**Lounge**  
**15'5" (4.7m) Max x 11'8" (3.56m)**  
UPVC double glazed entrance door to front aspect, UPVC double glazed window to front aspect, feature fireplace with inset log burning stove, stairs to first floor, radiator.

**Kitchen/Dining Room**  
**13'9" (4.19m) x 9'9" (2.97m)**  
Modern fitted kitchen units to wall and floor, oak work surface over, enamel butler style sink unit with mixer tap, electric oven and hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall upright fridge/freezer, two built in storage

cupboards, tiles to floor, tiled splashback, two UPVC double glazed windows to rear, radiator.

**Rear Lobby**  
Stable style door opening to rear garden, tiles to floor.

**Ground Floor Shower Room**  
Double shower cubicle with rain fall shower head and separate hand shower attachment, wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to side aspect, radiator.

**Stairs and Landing**  
Built in storage cupboard with light, loft access.

**Bedroom One**  
**12'6" (3.81m) Max x 8'7" (2.62m)**  
Built in cupboard housing gas central heating boiler, UPVC double glazed window to front aspect, radiator.

**Bedroom Two**  
**9'8" (2.95m) Max x 7'11" (2.41m)**  
UPVC double glazed window to rear aspect, radiator.

