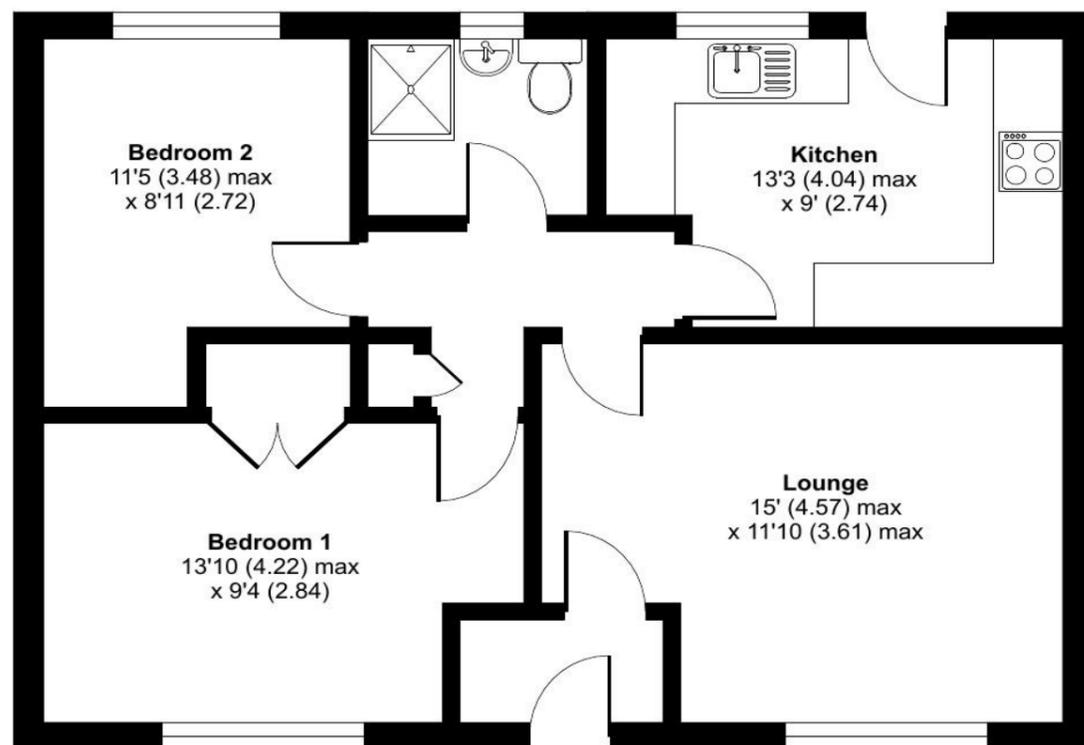
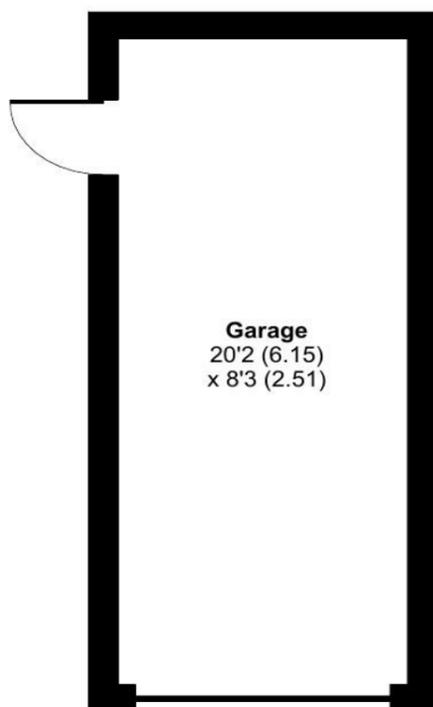


# The Oval, Saham Toney, Thetford, IP25

Approximate Area = 626 sq ft / 58.1 sq m  
Garage = 168 sq ft / 15.6 sq m  
Total = 794 sq ft / 73.7 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1278961



## The Oval, Saham Toney, Thetford, IP25 7HW

**CHAIN FREE!**

Two bedroom semi-detached bungalow ready for updating, situated in the popular village of Saham Toney. The property would benefit from modernisation and offers plenty of potential with parking, garage, gardens and UPVC double glazing.

**Price £180,000 Freehold**



**Outside Front**

Low maintenance front garden laid to shingle providing off road parking, shared driveway providing access path to front door, shrubs and plants to borders, gated access to rear garden.

**Rear Garden**

Enclosed rear garden, paved patio seating area, vegetable and flower beds, two greenhouses, garden shed, outside lights, wooden fence to perimeter, gated access to front.

**Agent`s Notes**

EPC rating D57 (Full copy available on request)  
Council tax band A (Own enquiries should be made via Breckland District Council)

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 Bedroom Bungalow
- Semi-Detached
- Village Location
- Energy Efficiency Rating D57
- Garage, Gardens and Parking
- UPVC Double Glazing
- Ready For Updating
- Available CHAIN FREE!

Situated in the popular village of Saham Toney, Longsons are delighted to bring to the market this ready for updating, semi-detached two bedroom bungalow. The property would benefit from modernisation and offers plenty of potential with garage, parking, gardens and UPVC double glazing.

Available CHAIN FREE!

Briefly, the property offers entrance hall, lounge, inner hall, kitchen, two bedrooms, shower room, garage, gardens, parking and UPVC double glazing.

**SAHAM TONEY**

Saham Toney is a village located in the Breckland area on the outskirts of the market town of Watton and 27 miles West of Norwich. The village boasts a public house, hotel, church, primary school and an active community hall.

**Entrance Hall**

UPVC Entrance door to front.

**Lounge**

**15'0" (4.57m) x 11'10" (3.61m)**

UPVC double glazed window to front.

**Inner Hall**

Built-in cupboard housing hot water cylinder, loft access.

**Kitchen**

**13'3" (4.04m) x 9'0" (2.74m)**

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated ceramic hob with extractor hood over, integrated fridge, space and plumbing for washing machine, tiled splashback, UPVC double glazed entrance door to rear, UPVC double glazed window to rear.

**Bedroom One**

**13'10" (4.22m) x 9'4" (2.84m)**

Built-in wardrobe, UPVC double glazed window to front.

**Bedroom Two**

**11'5" (3.48m) Max x 8'11" (2.72m)**

Wardrobe space to alcove, UPVC double glazed window to rear.

**Shower Room**

Shower cubicle, wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear, tiles to floor.

**Garage**

**20'2" (6.15m) x 8'3" (2.51m)**

Concrete panel construction, main up and over door to front, entrance door opening to rear garden, electric power and lights.

