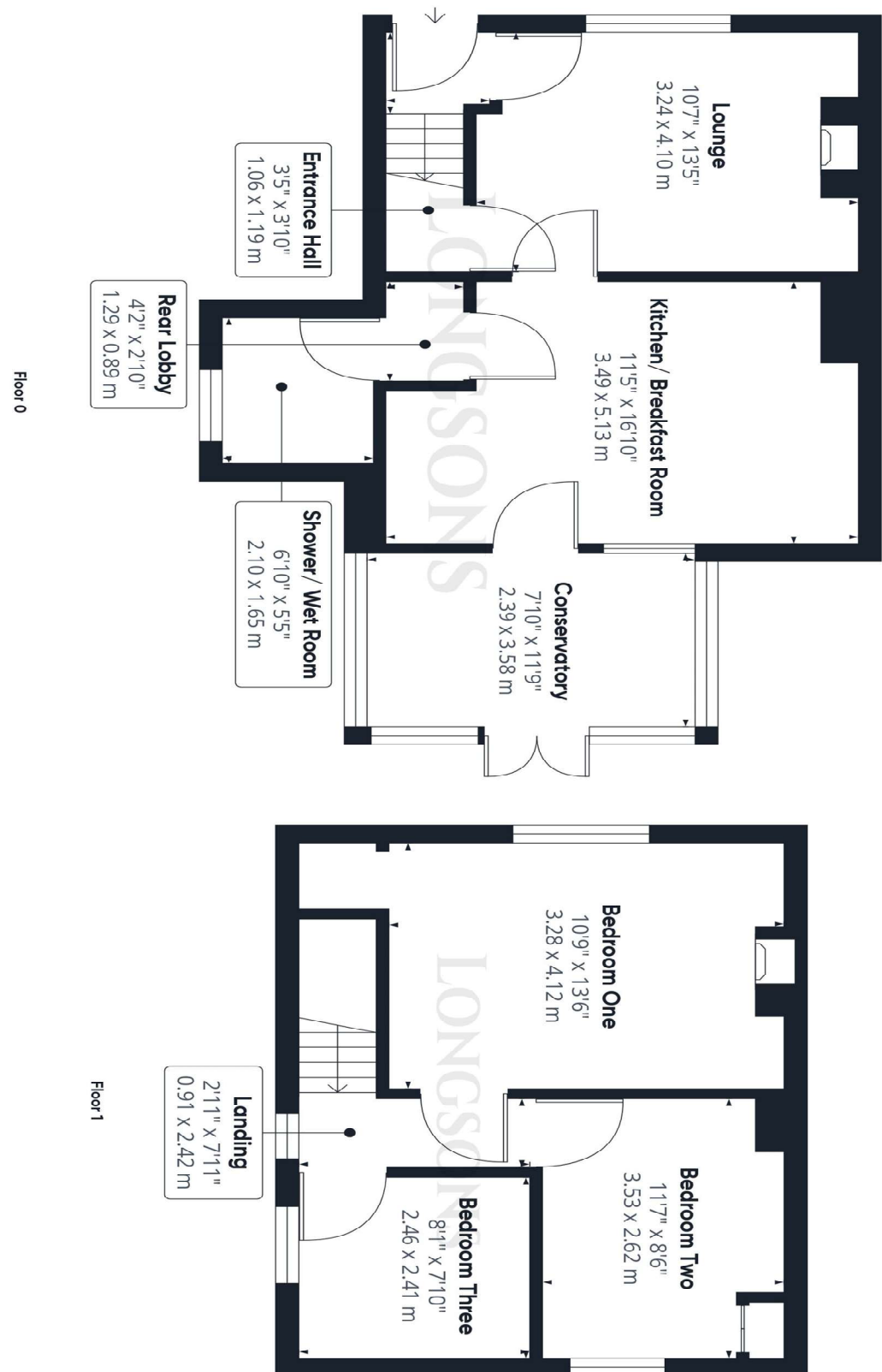




## Hale Road, Necton, Swaffham, PE37 8EY

CHAIN FREE!! A three bedroom semi-detached house situated in the popular well serviced village of Necton. The property is in need of modernisation and offers plenty of potential with benefits including shower/wet room, gardens, gas central heating and UPVC double glazing.

**Price £180,000 Freehold**







Built in cupboard, UPVC double glazed window to rear aspect, radiator.

### Bedroom Three 8'1" (2.46m) x 7'10" (2.39m)

Wall mounted modern gas combi boiler, UPVC double glazed window to side aspect, radiator.

### Outside Front

Front garden laid to lawn, access to rear.

### Rear Garden

The rear garden is partly laid to lawn with paved patio seating area, two brick built outbuildings/stores, wooden fence to perimeter, outside light, access to front.

### Agents Note

EPC rating D67 (Full copy available on request)

Council tax band B (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.

- Semi-detached House
- Three Bedrooms
- In Need Of Modernisation
- CHAIN FREE!!
- Kitchen/Breakfast Room
- Conservatory
- Gardens
- Plenty of Potential
- Gas Central Heating
- UPVC Double Glazing

CHAIN FREE!! Situated in the popular well serviced village of Necton, Longsons are delighted to bring to the market this three bedroom semi-detached house. The property is in need of modernisation and offers plenty of potential. Benefits include kitchen/breakfast room, conservatory, shower/wet room, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen/breakfast, conservatory, shower/wet room, three bedrooms, gardens, gas central heating and UPVC double glazing.

NECTON  
Swaffham approx 5 miles, Dereham approx 8.2 miles, Kings Lynn approx 20 miles, Norwich approx 25 miles  
Necton is a popular well-served Norfolk village with a good selection of amenities, including - village shop, post office, church, doctors surgery, butchers, hairdressers, local pub, social club, excellent primary school and activity park for the children.

The village is situated between Kings Lynn and Norwich, just a short drive

away from the historic market town of Swaffham.

### Entrance Hall

Entrance door to front aspect, stairs to first floor.

### Lounge 10'7" (3.23m) x 13'5" (4.09m)

Fireplace with inset live flame gas fire, UPVC double glazed window to front aspect, shelving to alcove, under stairs storage cupboard, radiator.

### Kitchen/ Breakfast Room 11'5" (3.48m) x 16'10" (5.13m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, space for electric oven with extractor hood over, tiled splashback, window to rear aspect, entrance door opening to conservatory, radiator.

### Conservatory 7'10" (2.39m) x 11'9" (3.58m)

Wooden conservatory, French doors opening to rear garden, electric power sockets, radiator.

### Rear Lobby

### Ground Floor Shower/ Wet Room

Shower, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side aspect, radiator.

### Stairs and Landing

UPVC double glazed window to side aspect, loft hatch.

### Bedroom One 10'9" (3.28m) x 13'6" (4.11m)

Fitted wardrobes, feature cast iron fireplace (not in use), storage alcove, UPVC double glazed window to front aspect, radiator.

### Bedroom Two 11'7" (3.53m) x 8'6" (2.59m)

