

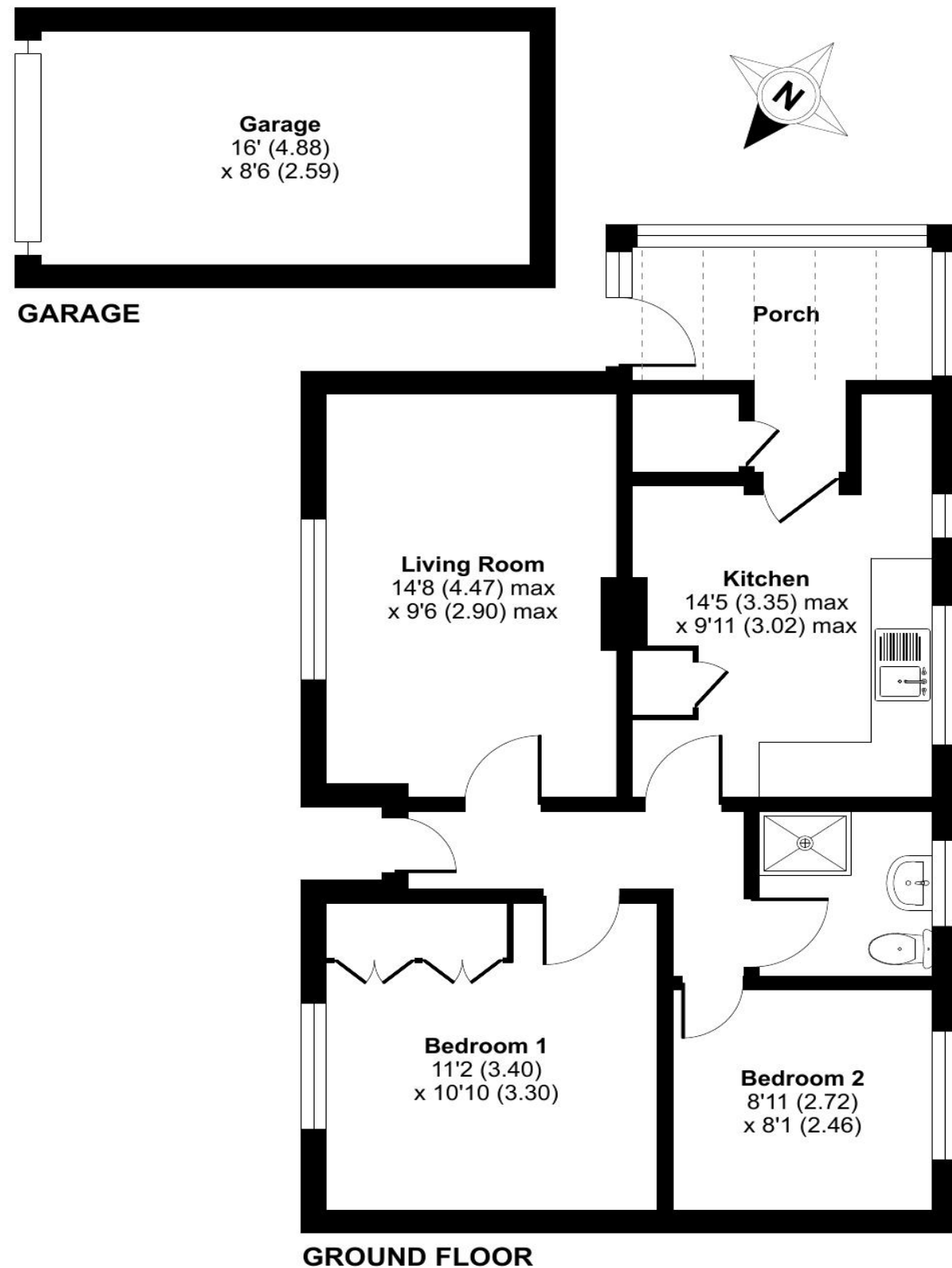
# The Oval, Saham Toney, Thetford, IP25

Approximate Area = 629 sq ft / 58.4 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 765 sq ft / 71 sq m

For identification only - Not to scale



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

Semi-detached two bedroom bungalow situated in the popular village of Saham Toney. The property is presented in good clean order, although would now benefit from updating. The property offers plenty of potential and includes gardens, garage, double glazing and gas central heating.

**CHAIN FREE!**

**Guide Price £180,000-£200,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1154759



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### Rear Garden

Well maintained rear garden, corrugated shed with electric power, wooden garden shed, shrubs and plants to beds, outside lights, gated access to rear.

### Agent's Notes

EPC rating D67 (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.

- Semi-Detached Bungalow
- Two Bedrooms
- Plenty of Potential
- Gardens and Garage
- Gas Central Heating
- UPVC Double Glazing

Offered CHAIN FREE!

Situated in the popular village of Saham Toney, Longsons are delighted to bring to the market this semi detached two bedroom bungalow. The property is in good clean order and although would now benefit from updating, offers plenty of potential. Currently offering gardens, garage, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly, the property offers entrance hall, lounge, kitchen, side porch, two bedrooms, shower room, gardens, garage, gas central heating and UPVC double glazing.

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

Entrance door to front, loft access radiator.

### Living Room

**14'8" (4.47m) x 9'6" (2.9m)**

Feature brickwork fireplace currently (not in use) double glazed window to front, radiator.

### Kitchen

**14'5" (4.39m) x 9'11" (3.02m)**

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit, mixer tap and drainer, space and plumbing for washing machine, space for electric cooker, built-in cupboard housing hot water cylinder, alcove with shelving and housing modern gas central heating boiler, double glazed window to rear, tiled splashback.

### Side Porch

UPVC double glazed porch, entrance doors to front and rear, built-in storage cupboard, windows to front, rear and side.

### Shower Room

Walk-in shower cubicle, washbasin, WC, tiled splashback, obscure glass double glazed window to rear, radiator.

### Bedroom One

**11'2" (3.4m) x 10'10" (3.3m)**

Fitted wardrobes, double glazed window to front, radiator.

### Bedroom Two

**8'11" (2.72m) x 8'1" (2.46m)**

Double glazed window to rear, radiator.

### Garage

**11'6" (3.53m) x 8'6" (2.59m)**

Concrete panel construction, main up and over door to front.

### Outside Front

Well maintained front and side garden laid to lawn, shrubs and ornamental trees to beds and borders, wooden fence and hedge to perimeter, access to rear garden.

