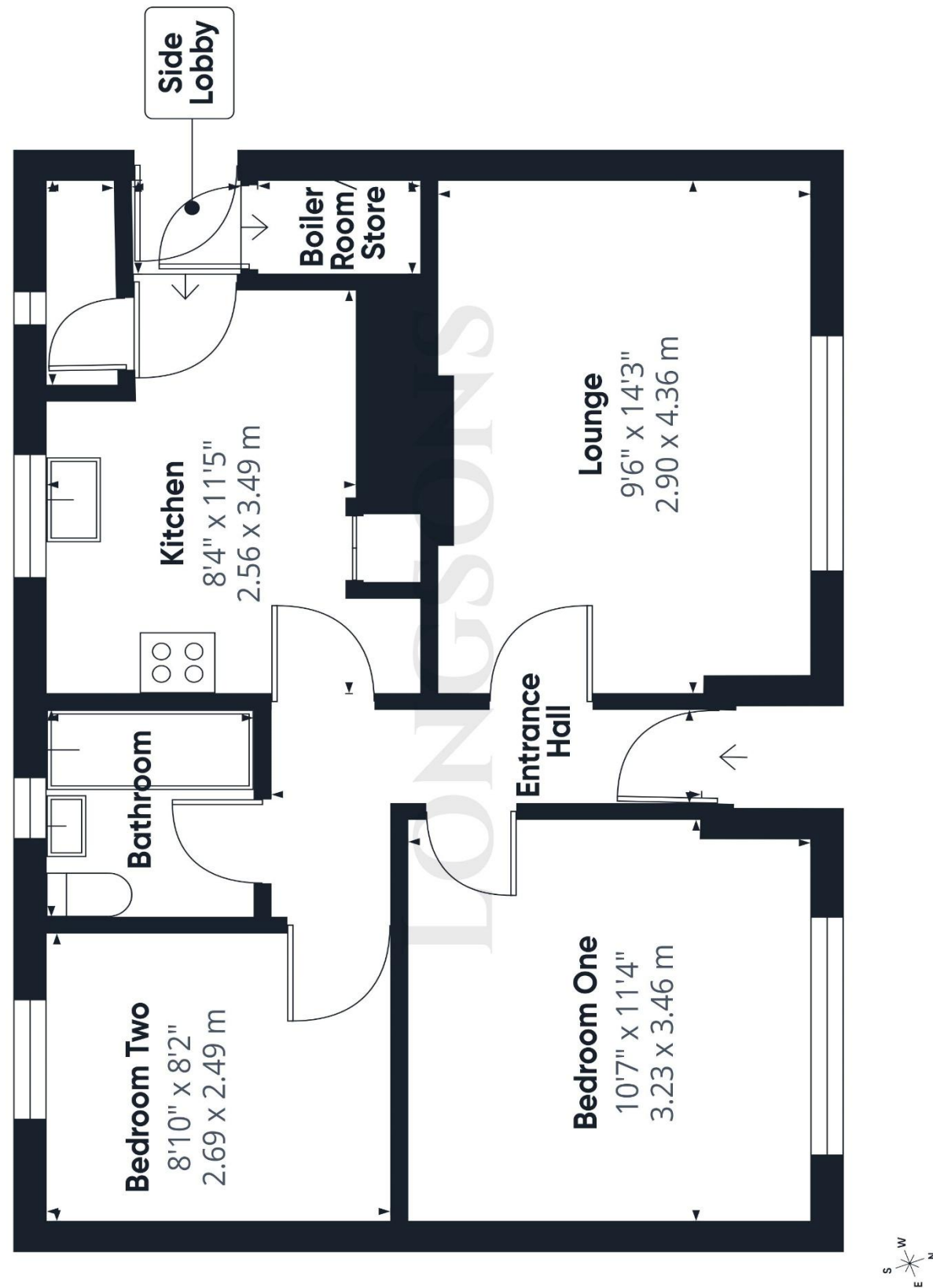




**St Michaels Crescent, Great Cressingham, Thetford,
IP25 6NH**

Chain Free. Very well presented two bedroom semi-detached bungalow situated in the popular village of Great Cressingham. The property offers garden, oil-fired central heating and UPVC double glazing. Viewing highly recommended!

Price £170,000 Freehold



Rear Garden

Enclosed rear garden laid to lawn, established shrubs, plants and fruit trees to beds and border, wooden fence and hedge to perimeter, gated access to front,

Agent's Notes

EPC rating D61 (Full copy available on request).
Council tax band B (Own enquiries should be made via Breckland District Council).

- Two Bedrooms
- Very Well Presented
- UPVC Double Glazing
- Energy Efficiency Rating D61
- Oil-Fired Central Heating
- Chain Free!

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.

Situated in the popular village of Great Cressingham, Longsons are delighted to bring to the market this very well presented semi-detached two bedroom bungalow. The property offers garden, oil fired central heating and UPVC double glazing. Available chain free, viewing highly recommended!

Briefly the property offers entrance hall, lounge, kitchen, side lobby, boiler room/store, two bedrooms, bathroom, garden, oil-fired central heating and UPVC double glazing.

GREAT CRESSINGHAM

Situated approximately 5 miles from Watton and 6 miles from Swaffham, it is a small rural village with a population of just under 300, with a popular public house, The Olde Windmill and a village church. The area offers splendid country walks and is within five miles of two excellent golf courses.

Entrance Hall

Composite entrance door to front, loft access, radiator.

Lounge

14'3" (4.34m) x 9'6" (2.9m)

UPVC double glazed window to front, radiator.

Kitchen

11'5" (3.48m) x 8'4" (2.54m)

Fitted kitchen units to wall and floor, work surface over, composite one and a half sink unit with retractable mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine, built-in cupboard housing hot water cylinder, UPVC double glazed window to rear, built-in pantry with UPVC window to rear.

Side Lobby

Side entrance door to side.

Boiler Room/Store

Wall mounted oil-fired central heating boiler.

Bedroom One

11'4" (3.45m) x 10'7" (3.23m)

UPVC double glazed window to front, radiator.

Bedroom Two

8'10" (2.69m) x 8'2" (2.49m)

UPVC double glazed window to rear, radiator.

Bathroom

Modern suite comprising bath with shower over and shower screen, hand washbasin, WC, towel radiator, obscure glass UPVC double glazing window to rear.

Outside Front

Front garden laid to lawn, established shrubs and plants to beds and borders, hedge to perimeter, gated access to rear garden.

