



The Street | North Lopham | IP22 2LU
Asking Price £249,950

twgaze

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3 Bedroom semi-detached house situated within the popular village of North Lopham. 2 reception rooms with working open fireplace and downstairs W.C. Mature corner plot. Ample driveway space and single garage. Would benefit from updating. No onward chain.

- Semi-detached house
- 2 Reception rooms, with rear lobby and ground floor WC
- Large, enclosed mature corner plot
- Ample driveway space
- No onward chain
- 3 bedrooms
- Would benefit from some updating
- Single garage
- Glazing and cavity wall insulation

Location

The village of North Lopham is well regarded, offering a basic range of amenities including a public house and primary school. The neighbouring village of Kenninghall, is also just a couple of miles away, having a wide range of facilities, including public house and local convenience store. Slightly further afield, the bustling South Norfolk market town of Diss is just 7 miles east along the A1066, offering schooling and sixth form, an excellent variety of independent shops and local businesses, sporting & social facilities, and good transport links - with a mainline rail station provides a regular service between Norwich and London Liverpool Street in around 90 minutes.





Property

The house is established and presents the opportunity for the next owner to add their mark to the decor and fittings. There is a lot to like about the house and associated gardens; in summary, there are 3 bedrooms (two of which are doubles), along with 2 reception rooms both of which have working open fireplaces, galley style kitchen with pantry cupboard, rear lobby and ground floor WC. The house has cavity wall insulation.

Outside

From the highway, a driveway leads onto the property and down the side of the house to where a single garage and garden store shed can be found. The mature gardens extend out to the side, which is a large area of lawn with various shrubs and flowers to borders.

Agent note: The Grant of Probate has been issued.

Services

Mains electric, water and sewerage. Individual electric night storage heaters.

How to get there

What3words:///respected.rainfall.braked

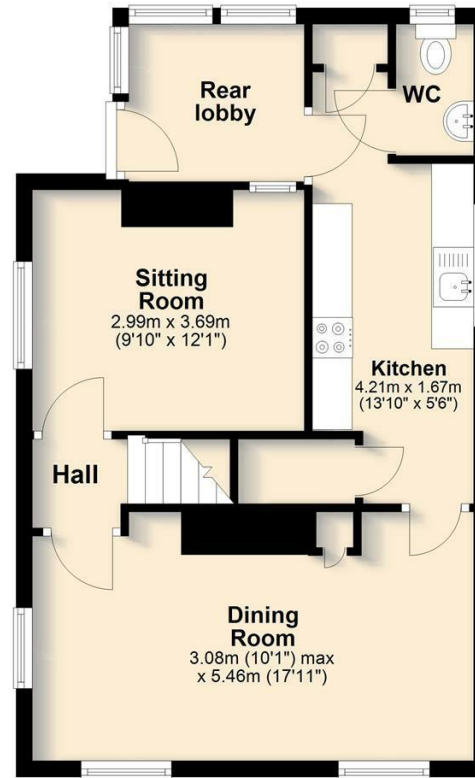
Viewing

By appointment with TW Gaze

Freehold

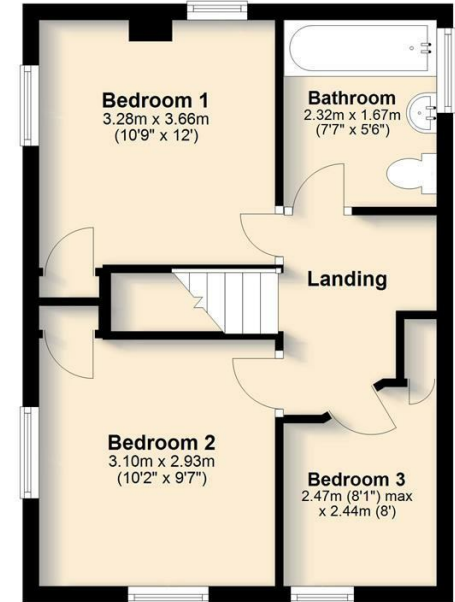
Council Tax Band: C

Ref: 2/19920



Ground Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.7 sq. feet)

Total area: approx. 81.2 sq. metres (873.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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