



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

twgaze



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

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

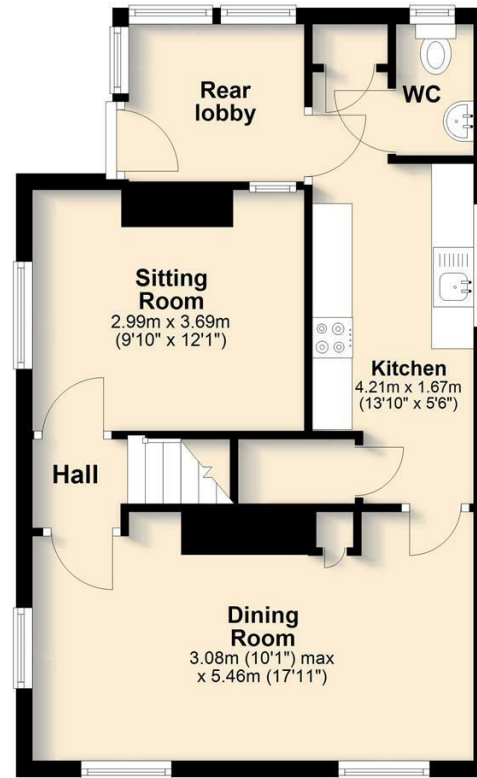
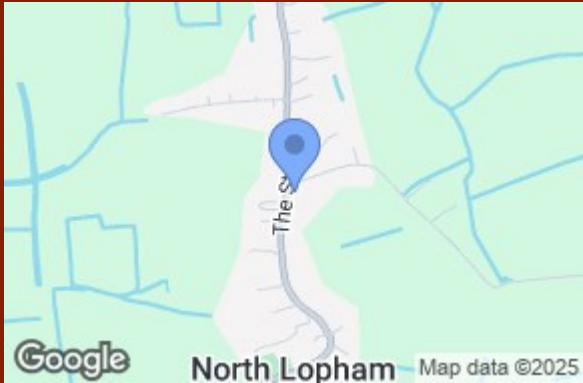
By appointment with TW Gaze

## Freehold

Council Tax Band: C

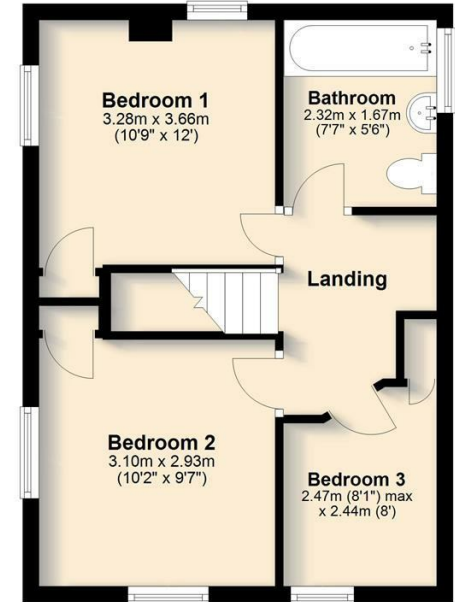
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### Ground Floor

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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