

Halfpenny Court, *Loddon, Norfolk*

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ESTATE AGENTS

Loddon - 0.5
Norwich - 11.7
Beccles - 7.7

****IDEAL INVESTMENT OR FIRST TIME BUY****

A nicely presented one bedroom first floor apartment benefitting from a spacious reception room, kitchen, master bedroom, bathroom, off street parking for two cars and communal gardens; found tucked away within the popular village of Loddon. CHAIN FREE.

Accommodation comprises briefly:

- Own Private Entrance
- Entrance Lobby
- Sitting Room
- Kitchen
- Bathroom
- Spacious Master Bedroom
- Set Within Communal Gardens
- Off Road Parking



The Property

Pushing open the part glazed front door brings one into the entrance lobby which provides ample space for coats and shoes, and leads up to the first floor and into the spacious reception room. The sitting room is flooded with natural light from a uPVC window which enjoys views across to the rear of the property and into the communal gardens. The kitchen is fully fitted with base and wall units, a stainless steel sink, laminate work tops, and will include cooker, fridge and washing machine, a window provides views to the communal garden area. The bathroom is fitted with a three piece suite comprising of bath, wc, pedestal wash basin, and tiled splash backs. Next to the bathroom is a generous cupboard which currently houses the hot water tank as well as providing ample storage. The master bedroom is a nice sized double room with views into the quiet cul-de-sac, and has fitted wardrobes with an additional built-in storage cupboard. All windows have been replaced and the property will include new carpets throughout, curtains and light fittings.

Outside

The property offers ample off-road parking with generous and private communal gardens, and an outside attached brick store provides useful storage.

Location

The property is quietly situated close to all of the excellent amenities that Loddon has to offer such as numerous village shops, library, bank, a Co-op, public houses, schools, chemist, optician, dentist, Doctor's surgery, access to the Broads Network, two churches and an active community. The Cathedral City of Norwich is within easy driving distance via the A146 which has a mainline train link to London Liverpool Street (1hr 54mins) and a wealth of excellent shopping and amenities. The market towns of Beccles and Bungay are also within easy reach as is the unspoilt Suffolk coastline with its beautiful beaches.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas heater. Mains electric, water and drainage.

Energy Performance Rating: TBC

Local Authority:

South Norfolk District Council

Tax Band: A

Postcode: NR14 6DN

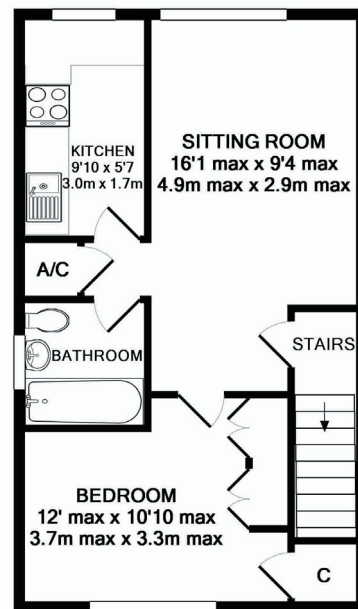
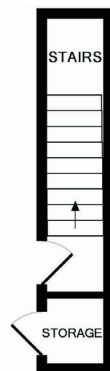
Agents Note

It is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the Leasehold will be given upon completion.

Guide Price: £75,000 subject to contract



TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.