



LOWER STREET, HORNING
£265,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







LOWER STREET, HORNING, NORFOLK NR12 8PF

- A charming 2 bed semi-detached thatched cottage
- Sought after location in the centre of Horning
- Off road parking for one car
- Private courtyard garden
- Ideal second home or holiday let
- No onward chain
- View out towards the River Bure

A charming semi-detached thatched cottage set in the centre of Horning, within easy walking distance of a wealth of local amenities and offering off road parking, a private courtyard garden and a view out towards the River Bure.

Suitable as either a cosy and comfortable permanent home, a perfectly placed holiday home or as a photogenic holiday let, this well-maintained period property comprises an entrance hall, sitting room, kitchen with walk-in pantry, two bedrooms and a bathroom.

Offered with no onward chain.

ACCOMMODATION

Entrance Hall

Staircase to first floor.

Sitting Room: 12'8" x 12'6"

Window to front aspect, feature fireplace, built in cupboard, understair storage cupboard, electric wall mounted heater, panelled door.

Kitchen: 11'0" x 7'5"

Full range of wall and floor mounted units with sink unit and drainer, built in oven, hob, extractor fan and dishwasher. Plumbing for washing machine, window and door to rear. Tiled floor, electric heater and a walk-in pantry.



FIRST FLOOR

Landing

Loft access.

Bedroom 1: 12'10" x 9'10"

Window to front aspect looking out towards the River Bure. Two built in cupboards, electric heater, panelled door.

Bedroom 2: 9'11" x 7'11"

Window to rear, built in cupboard, panelled door.

Bathroom

Modern suite with low level w/c, wash basin, panelled bath with electric shower and screen, heated towel rail, fully tiled walls, window to front aspect.

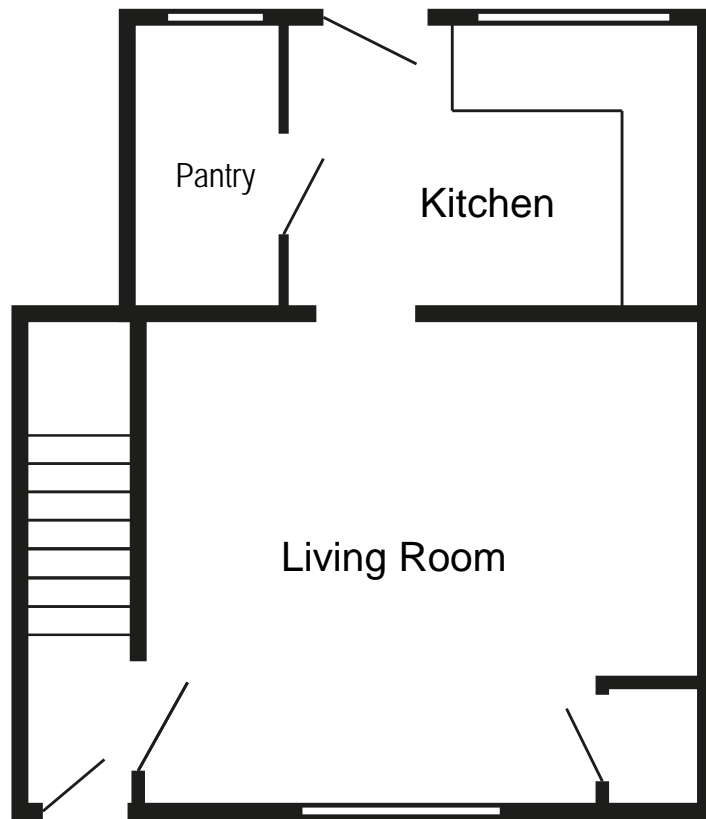
OUTSIDE

Rear courtyard garden enclosed by a flint wall. Decked area with fire pit and a timber shed. Gated access to side.

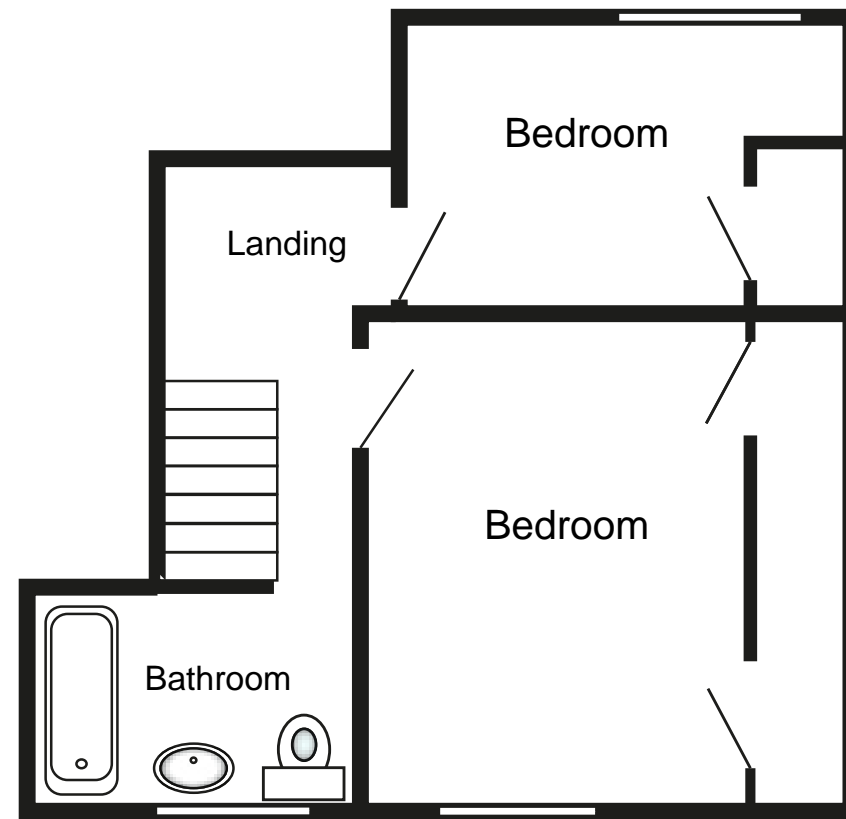
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



Ground Floor



First Floor

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	





WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com