GROUND FLOOR
55.9 sq.m. (602 sq.ft.) approx.

1ST FLOOR
40.2 sq.m. (433 sq.ft.) approx.

TOTAL FLOOR AREA : 96.2 sq.m. (1035 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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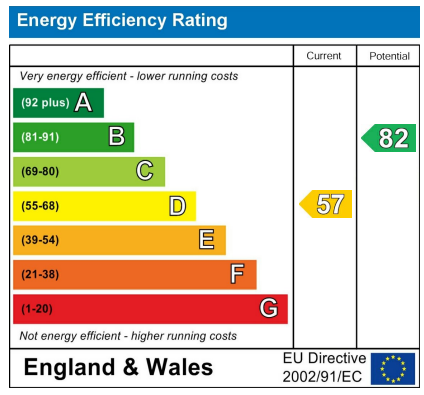

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox

Mill Hill| Thetford| IP25

Offers In Excess Of £190,000

abbotFox presents thic mature, semi-detached house. Situated within the heart of the popular village of Bradenham, which allows easy access to the nearby market towns of Swaffham, Watton and Dereham,, this is the ideal opportunity for any buyer looking to make their own mark on a home. Occupying a spacious plot, the potantial for extensiuon (STPP) is plain to see. Accommodation comrpises; entrance hall, lounge, kitchen, dining room, utility, cloakroom and two store rooms to the ground floor. The first floor offers three comfortable bedrooms and a family bathroom. An internal viewing comes highly recommended.

Agents note:
The property is being offered for sale with no onward chain but the vendor Flagship Housing does require offers to be accompanied by a completed Declaration of Interest form which is available from abbotFox.

*In cases where applicants are purchasing the property with cash funds the vendor also requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.

*Please note that grounds maintenance charges may apply and that the property must be marketed for a minimum of 14 days before any offers are to be considered.

*There is an engrossment fee of £120 payable by the purchaser upon completion.