



School Road, Ludham

Offers Over
£270,000



- Deceptively spacious two-bedroom semi-detached bungalow
- Located in the popular village of Ludham
- Two double bedrooms with built in wardrobes to bedroom one
- Modern open plan kitchen/diner with separate utility room
- Spacious living room with feature fireplace
- Generous front and rear gardens
- On street parking with the potential of creating parking to the front subject to highways approval
- Idyllic Norfolk Broads location

Property Description

Moneyproperties are delighted to be marketing this deceptively spacious two-bedroom semi-detached bungalow in the popular village of Ludham, set in the Norfolk Broads.

The accommodation comprises of an entrance hall, spacious living room with feature fireplace, modern open plan kitchen/diner, separate utility room, two double bedrooms and a bathroom.

To the outside the property benefits from a 36ft fully enclosed rear garden. The property comes with on-street parking however, there is potential to create parking to the front of the property subject to highways approval.

Ludham is located within the Norfolk Broads and offers a village store, butchers, florist, hairdressers, primary school, doctors surgery, and churches.

Agents Notes -

We understand the property will be sold freehold, connected to all mains services with oil central heating and cavity wall construction. We have been made aware that the property has superfast broadband and 4G mobile signal. The current electrical supplier is E.ON and water supplier is Anglian Water.

This can be checked at [HTTP://CHECKER.OFCOM.ORG.UK/](http://checker.ofcom.org.uk/)

The flood risk is low and can be checked at [HTTP://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK](http://www.gov.uk/check-long-term-flood-risk)

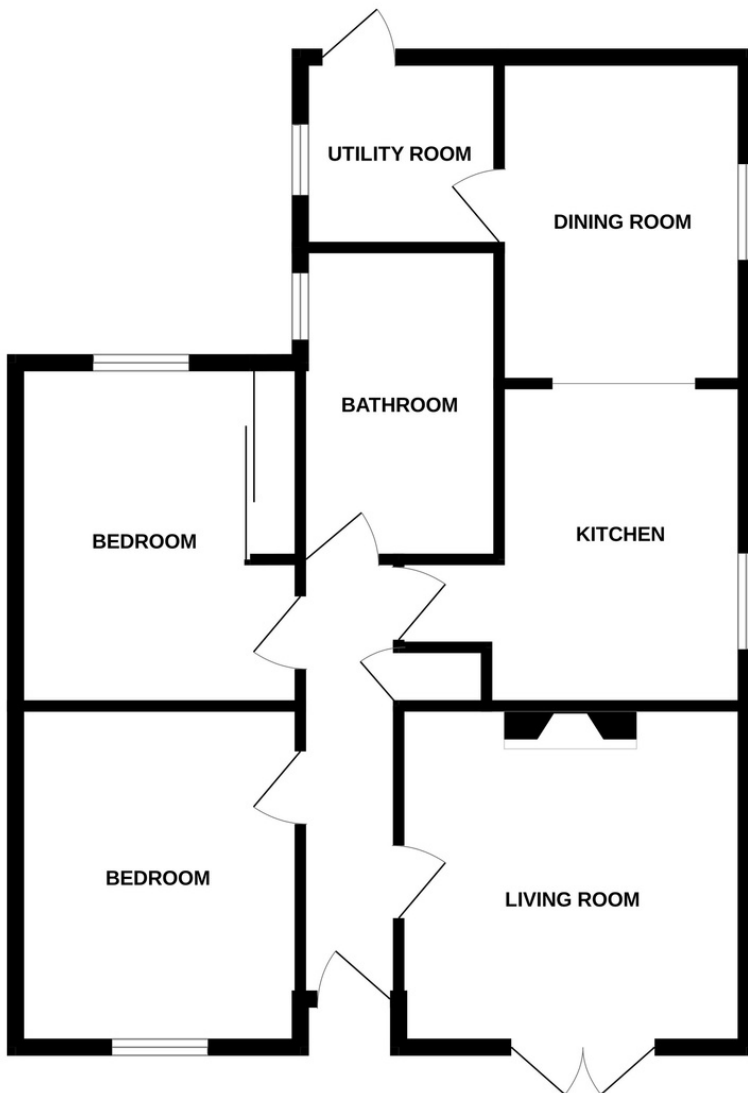
Please note that the following restriction may apply whereby you must have lived or worked in Norfolk for a period of three years (without a break) to purchase a property within this area.

Council tax band D, EPC - B, Freehold



Floorplan and Room Measurements

GROUND FLOOR



- LIVING ROOM - 3.58M X 3.58M (11'9" X 11'9")
- KITCHEN - 3.38M X 2.59M (11'1" X 8'6")
- DINING AREA - 3.43M X 2.59M (11'3" X 8'6")
- UTILITY ROOM - 2.08M X 2.01M (6'10" X 6'7")
- BEDROOM ONE - 3.61M X 2.97M (11'10" X 9'9")
- BEDROOM TWO - 3.58M X 2.97M (11'9" X 9'9")
- BATHROOM - 3.28M X 1.91M (10'9" X 6'3")
- REAR GARDEN - 11.18M X 9.45M (36'8" X 30'12")



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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