



45 Oxburgh Square, West Raynham
Guide Price £145,000

BELTON DUFFEY



45 OXBURGH SQUARE, WEST RAYNHAM, FAKENHAM, NORFOLK, NR21 7JP

Mid terrace 2 bedroom property on popular rural development with garden and no onward chain.

DESCRIPTION

Offered to the market with no onward chain, 45 Oxburgh Sqaure is a terraced house situated on the popular Kiptons development on the outskirts of the conveniently located village of West Raynham.

The property now requires light refurbishment throughout with accommodation comprising an entrance lobby, sitting room and a fitted kitchen/dining room with a landing upstairs leading to 2 bedrooms and a bathroom. There is also UPVC double glazed windows, electric night storage heating and electric radiators.

Outside, 45 Oxburgh Square has communal parking and a lawned rear garden. Please note that a service charge of approximately £33 per calendar month is payable covering maintenance and upkeep of the communal grounds on the development.

SITUATION

The Kiptons is a popular rural development of over 100 former RAF houses to the west of the village of West Raynham. With spacious communal grounds, the development also benefits from a public house, The Airman's Arms, a children's nursery and play area.

West Raynham is a charming, rural village with a variety of brick and flint cottages and farmhouses, with the benefit of a village primary school and a parish church. On the edge of the village is Raynham Hall, a large estate with its own park, and well wooded and undulating surrounding countryside. The market towns of Fakenham and Swaffham are within close proximity and the north Norfolk coast, an Area of Outstanding Natural Beauty, is a comfortable drive away.

ENTRANCE LOBBY

A partly glazed composite door leads from the front of the property into the entrance lobby with staircase to the first floor landing and door leading into:

SITTING ROOM

4.05m x 3.23m (13' 3" x 10' 7")

Built-in shelved storage cupboard, picture rail, electric storage heater, TV and telephone points, window to the front and a glazed door leading into:



KITCHEN/BREAKFAST ROOM

5.29m x 2.75m (17' 4" x 9' 0")

A range of wall and base units with laminate worktops incorporating a stainless steel sink with separate taps over, an electric oven and hob with fitted extractor fan. Spaces and plumbing for a washing machine and fridge/freezer.

Understairs storage cupboard, shelved airing cupboard housing the hot water cylinder, electric storage heater, and wall mounted fan heater. UVPC window to the rear and partly glazed UVPC door leading out onto the rear garden.

FIRST FLOOR LANDING

Electric storage heater and loft hatch.

BEDROOM 1

4.04m x 3.25m (13' 3" x 10' 8")

Built in double wardrobe, electric panel heater, picture rail and UVPC window to the front.

BEDROOM 2

3.06m x 2.75m (10' 0" x 9' 0")

Electric panel heater, picture rail, built in cupboard and UVPC window overlooking the rear.

BATHROOM

2.13m x 1.85m (7' 0" x 6' 1")

A white suite comprising a panelled bath, electric shower, wall mounted hand wash basin and WC. Partially tiled walls, wall mounted fan heater and UVPC window with obscured glass to the rear.

OUTSIDE

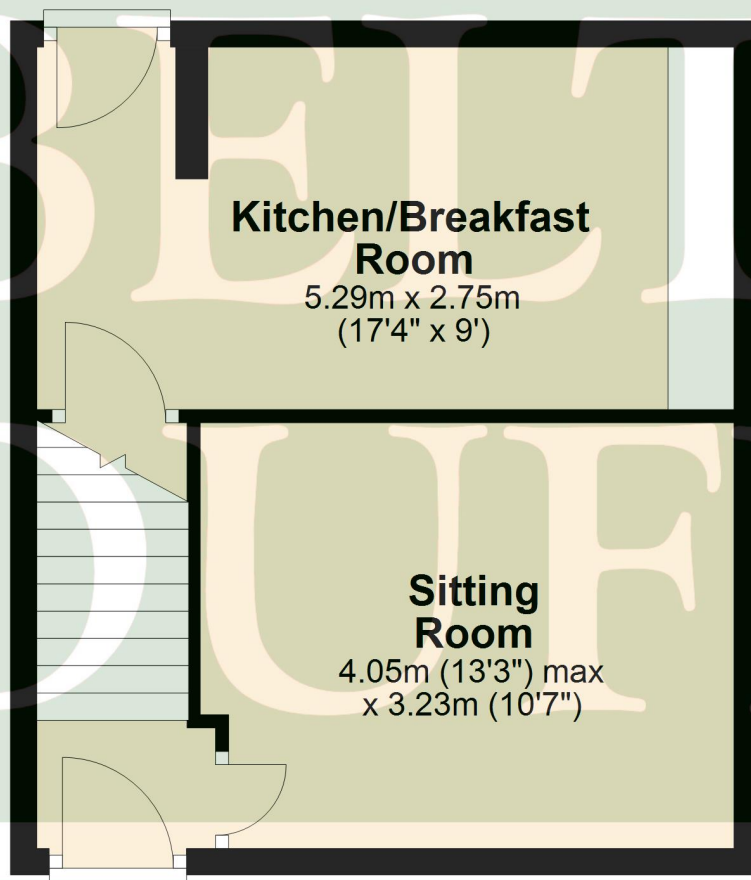
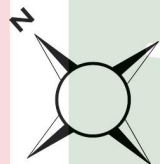
45 Oxburgh Square stands behind a well maintained communal front lawned area via a concrete path to the front door with a storm porch. The rear garden has a fenced boundary with a lawn and a concrete pathway to the kitchen door with space for refuse bin storage to the side. A tall timber gate provides pedestrian access to the rear of the garden

DIRECTIONS

Leave Fakenham on the A1065 heading towards Swaffham passing through Hempton and take the next right signposted Helhoughton. Continue through Helhoughton and out again into open countryside for approximately 3 miles and on into West Raynham. Where the road bends sharply to the right, turn left into The Kiptons and left into Felbrigg Walk before the road bends to the right. Turn immediately right and then left into Oxburgh Square, 45 can be found in front of the communal parking area.

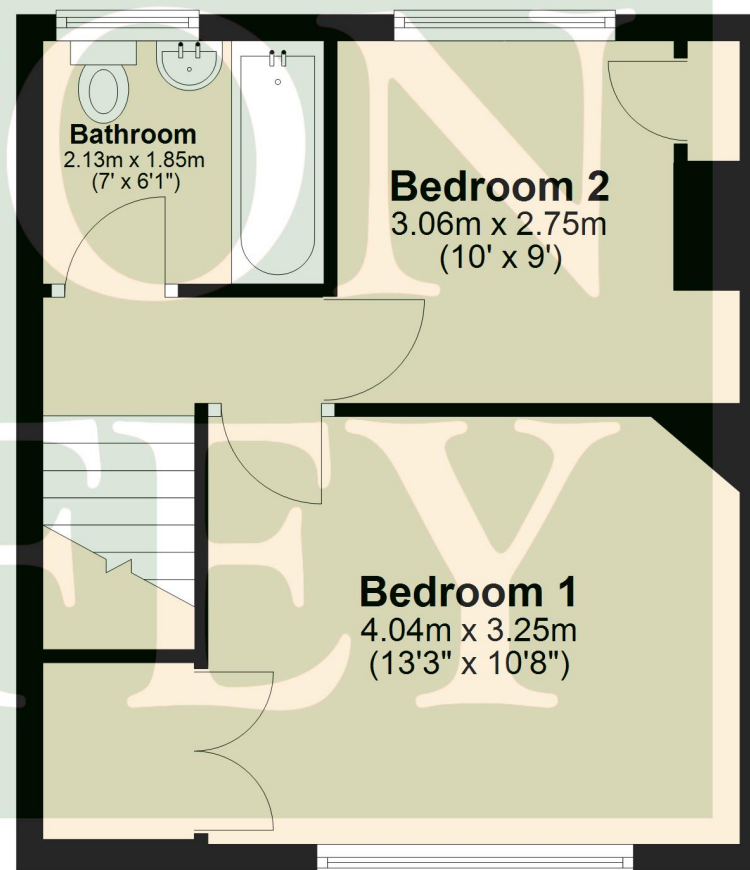
Ground Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



First Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 68.7 sq. metres (739.0 sq. feet)

OTHER INFORMATION

Mains electricity, mains water, main drainage. Electric night storage heating and electric radiators. EPC Rating D

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council tax Band A.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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