



A MODERN BRICK AND CHALK COTTAGE C. 1990 LOCATED IN THE HEART OF THE VILLAGE

2 Ayres Cottages, Walsingham Road, Burnham Thorpe, Norfolk PE31 8HN

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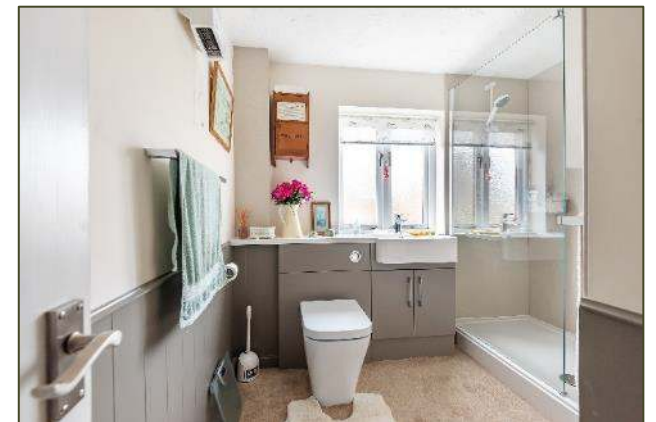
**Bedfords**

ESTABLISHED 1966

## Guide Price: £375,000

(Freehold) Ref: BUR220049 (07.04.22 rev. 12.09.22)

- Entrance Hall
- Kitchen
- Sitting Room with Dining Area
- Two Double Bedrooms
- Shower Room
- South-facing Garden
- Designated Parking Space
- Call 01328 730500 or email [bmkt@bedfords.co.uk](mailto:bmkt@bedfords.co.uk) to take the 360° tour





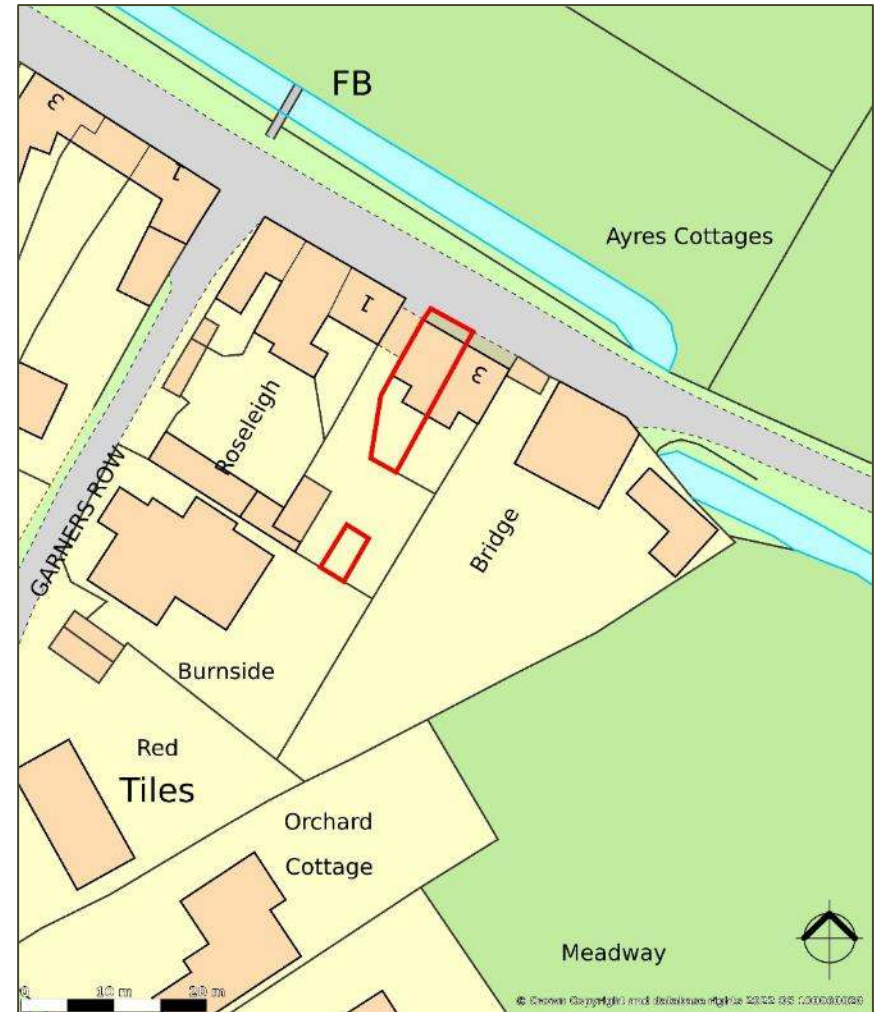
Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale



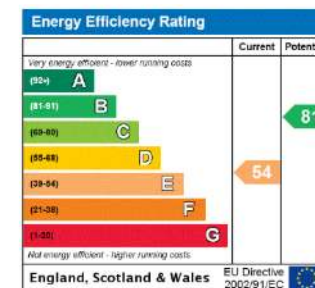
GROUND FLOOR

FIRST FLOOR



**ENERGY PERFORMANCE CERTIFICATE (EPC):**

A copy of the full EPC is available upon request:



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nxbcom 2022. Produced for Bedfords Estate Agents. REF: 631135





**BURNHAM THORPE** is a delightful quiet village situated a mile and a half from Burnham Market and three miles from Burnham Overy Staithe and the North Norfolk Coast. The village is famed as the birthplace of Admiral Lord Nelson, whose father was the local clergyman. The local public house is named in his honour, The Lord Nelson, and has a good reputation for serving excellent food and real ale.

Sailing can be enjoyed at Brancaster Staithe and Burnham Overy Staithe, together with golf at the Royal West Norfolk and Hunstanton Clubs.

The Holkham Estate lies to the east of the village and has close ties with the village.

**HEATING:** Electric night storage heaters.

**COUNCIL TAX:** Band C

**SERVICES:** Mains electricity, water and drainage.

**FIXTURES AND FITTINGS:** The carpets, curtains, light fittings, cooker, fridge-freezer, dishwasher and washing machine are included in the sale of the freehold interest. Other items such as furniture, etc., may be available by separate negotiation if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

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ESTABLISHED 1966

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