



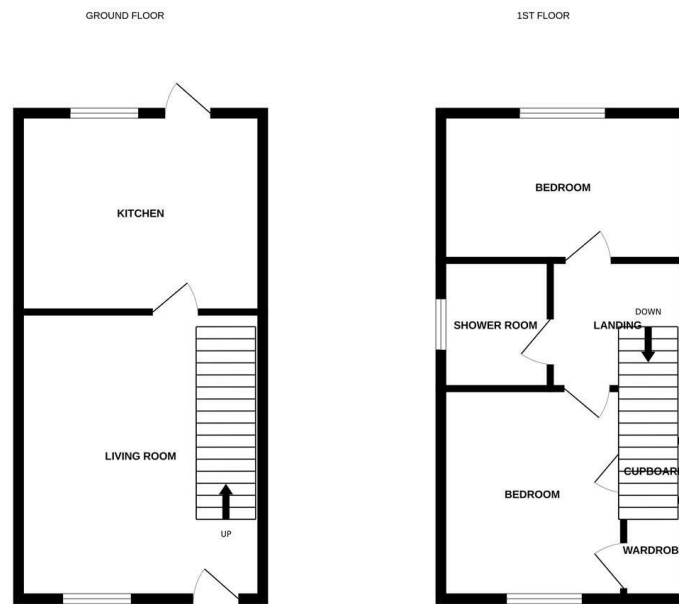
28 Birch Close | | North Walsham | NR28 0UD

Offers Over £185,000

****IDEAL FIRST TIME PURCHASE WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this modern two bedroom, end terrace house situated in the popular market town of North Walsham. Accommodation comprising lounge, kitchen/dining room with two double bedrooms and shower room off the first floor landing. Outside there is 2 allocated parking spaces to the rear is an enclosed, mainly lawned garden with patio area ideal for entertaining. The property benefits from double glazing and gas central heating.

North Walsham is a thriving market town with road and rail links to both Norwich and the picturesque North Norfolk coastline. The town offers a wide variety of supermarkets, independent retailers, bars, cafes, doctors surgery and parks. You are also within easy reach of the train station and local schooling for all ages.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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 inspected or guaranteed as to their condition or efficacy by us or others.
Made with Metropack 02/24

Lounge 14'2" x 12'9"

Front door opens into Living room with stairs to first floor, TV & telephone points, laminate flooring, radiator & front aspect double glazed window. Opens to Kitchen/Diner.

Kitchen/Dining Room 12'9" x 9'3"

Fitted with a range of wall & base units, work surface over with tiled splash back & sink. Electric oven, electric hob with cooker hood over, plumbing for both dishwasher & washing machine, space for fridge/freezer and gas central heating boiler. Laminate flooring, radiator, rear aspect double glazed window & door to outside.

Shower Room

Part-tiled suite comprising WC, wash basin & shower cubicle. Extractor fan, laminate flooring, towel rail & side aspect double glazed window.

Bedroom 1 10'9" x 10'0"

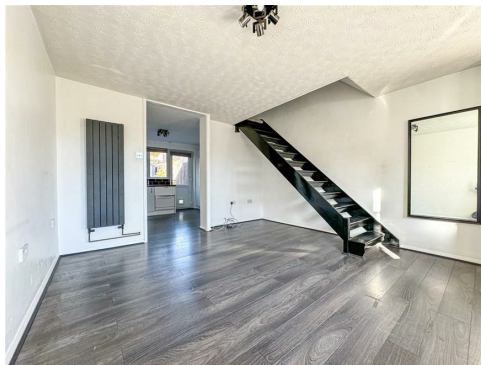
Built-in wardrobe, carpeted flooring, radiator & front aspect double glazed window.


Bedroom 2 12'9" x 6'9"

Carpeted flooring, radiator & rear aspect double glazed window.

Outside

At the rear of the property is a low maintenance garden mainly laid to lawn and enclosed by fencing with a patio seating area and shrubs. The property further benefits from off road parking for two vehicles.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

North Norfolk Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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