

# **Gunner Close, Mundesley Norwich NR11 8FE**



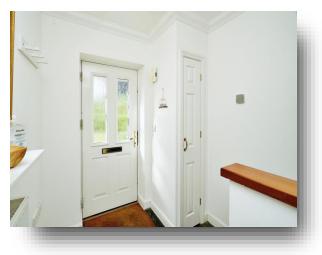
# welcome to

# Gunner Close, Mundesley Norwich

GUIDE PRICE £310,000 - £320,000. NO ONWARD CHAIN!

William H Brown are delighted to present this 2 Bedroom End-terrace house, set a stone's throw from the beach and accompanied by SEA VIEWS!













Gunner Close is set with gorgeous coastal views of the sea set in the picturesque village of Mundesley. The property briefly compromises of an entrance hall, two bedrooms, ground floor bathroom, lounge diner, kitchen, cloakroom and balcony with sea views.

Mundesley is a pretty Victorian seaside village where families can enjoy a traditional holiday away from the hustle and bustle. Set in an Area of Outstanding Natural Beauty, Mundesley offers great coastal walks and is close to the Broads National Park.

#### **Entrance Hall**

Sealed unit door opening into the hallway, cupboard under the stairs, slate tiled flooring, two wall mounted radiators, stairs to first floor

#### **Bedroom One**

13' 9" x 8' 7" ( 4.19m x 2.62m ) Double glazed window to the front, wall mounted radiator, carpeted floor

#### **Bedroom Two**

Double glazed window to the rear, door leading to rear garden, wall mounted radiator, carpeted floor, fitted wardrobe with mirror sliding door

#### Bathroom

White suite compromising of bath with shower head attached, shower cubicle, hand wash basin, WC, tiled floor, wall mounted radiator, double glazed frosted window, spotlights

#### **Living Room**

Stairs lead directly into this room, French doors lead to the balcony with sea views, wood burner on slate, two wall mounted radiators, carpeted flooring, glazed doors leading to kitchen

#### Kitchen

11' 10" x 11' 9" ( 3.61m x 3.58m )

Cream cupboards with marble effect laminated tops, free standing white goods, four ring gas hob, built in electric oven beneath, vinyl flooring, door to inner hall and new combi boiler installed October 2022

#### Inner Hall

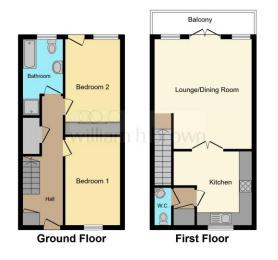
Vinyl flooring, cupboard with boiler and shelves, door to cloakroom

#### Cloakroom

WC, hand wash basin, double glazed window, wall mounted radiator, vinyl flooring

#### Outside

The front of the property offers two parking spaces, there is access down the side of the building leading to the rear of the property. The rear garden is mostly laid lawn with mature flowers & shrubs, a patio offers a seating area in the private enclosed garden.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





### welcome to

## **Gunner Close, Mundesley Norwich**

- NO ONWARD CHAIN
- SEA VIEWS
- BALCONY
- OFF ROAD PARKING
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: C

guide price **£310,000** 



### view this property online williamhbrown.co.uk/Property/CRM108026



Property Ref: CRM108026 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# william h brown



01263 513764

Coogle

Cromer Rd



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ

All Saints' Church,

Please note the marker reflects the

postcode not the actual property

Mundesley

Cromer Rd

Map data ©2024



#### williamhbrown.co.uk