



2 Willow Court, Sea Palling, NR12 0US

Auction Guide £165,000









# 2 Willow Court

Sea Palling, Norwich, NR12 0US

- Semi Detached House
- Recently Redecorated
- Oil Fired Central Heating
- Garden
- Offered With No Onward Chain
- Two Bedrooms
- Popular Coastal Village
- Parking Space
- Ideal First Time Buy Or Investment Purchase
- Be Quick to View!

Aldreds are pleased to offer this modern two bedroom semi detached house situated in the popular coastal village of Sea Palling. Recently redecorated and recarpeted, this attractive modern property offers accommodation including an entrance hall, ground floor cloakroom, lounge, kitchen/diner, two bedrooms and bathroom. The property offers uPVC sealed unit double glazed windows, oil fired central heating, allocated parking and an enclosed garden. An ideal first time buy, investment or holiday home purchase. Offered with no onward chain.



## Entrance Hall

Part glazed entrance door, radiator, doors leading off;

## Cloakroom

Obscure glazed window to front aspect, low level w.c., hand wash basin, part tiled walls, radiator, ventilation.

## Lounge 14'1" x 12'11" (4.31m x 3.95m)

Window to front aspect, radiator, power points, television point, telephone point, stairs to first floor landing, door giving access to;

## Kitchen/Diner 12'11" x 9'4" (3.95m x 2.85m)

Part glazed door to rear, rear facing window, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, integrated electric oven, hob and extractor, oil fired boiler for hot water and central heating.

## First Floor Landing

Loft access, radiator, doors leading off;





### Bedroom 1 12'11" x 9'4" (3.95m x 2.87m)

Window to rear aspect, radiator, power points, television point.

### Bedroom 2 12'11" x 8'10" reducing to 4'8" (3.95m x 2.7m reducing to 1.43m)

Window to front aspect, radiator, airing cupboard housing hot water cylinder with immersion heater, power points.

### Bathroom

Part tiled walls, radiator, ventilation, low level w.c., pedestal hand wash basin, panelled bath.

### Outside

Lawned garden to front, enclosed garden to rear, close board panel fencing to boundaries, timber garden shed, patio and gate giving access to rear communal parking area with allocated parking space.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Directions

From Aldreds Stalham proceed along St Johns Road turning right onto Brumstead Road. At the 'T' junction turn left onto Ingham Road and follow this road through Ingham passing The Swan Public House on the right hand side, proceed towards Sea Palling bearing round to the right hand bend, turn right at the junction, proceed into the village of Sea Palling as the road turns to the left then right and runs into Waxham Road. Willow Court can be found a short way along on the right hand side.





## Council Tax

North Norfolk District Council - Band: B.

## Energy Performance Certificate (EPC)

EPC Rating: D.

## Location

Sea Palling is a popular coastal village with a beautiful sandy beach. The village offers a Post Office/store, Village Hall, Free House/Restaurant, Caravan Parks and seasonal shops. The Broadland town of Stalham lies just five miles away, with a full range of amenities including food outlets, a Tesco supermarket and doctors, schools and a library.

## Reference

PJL/S9858

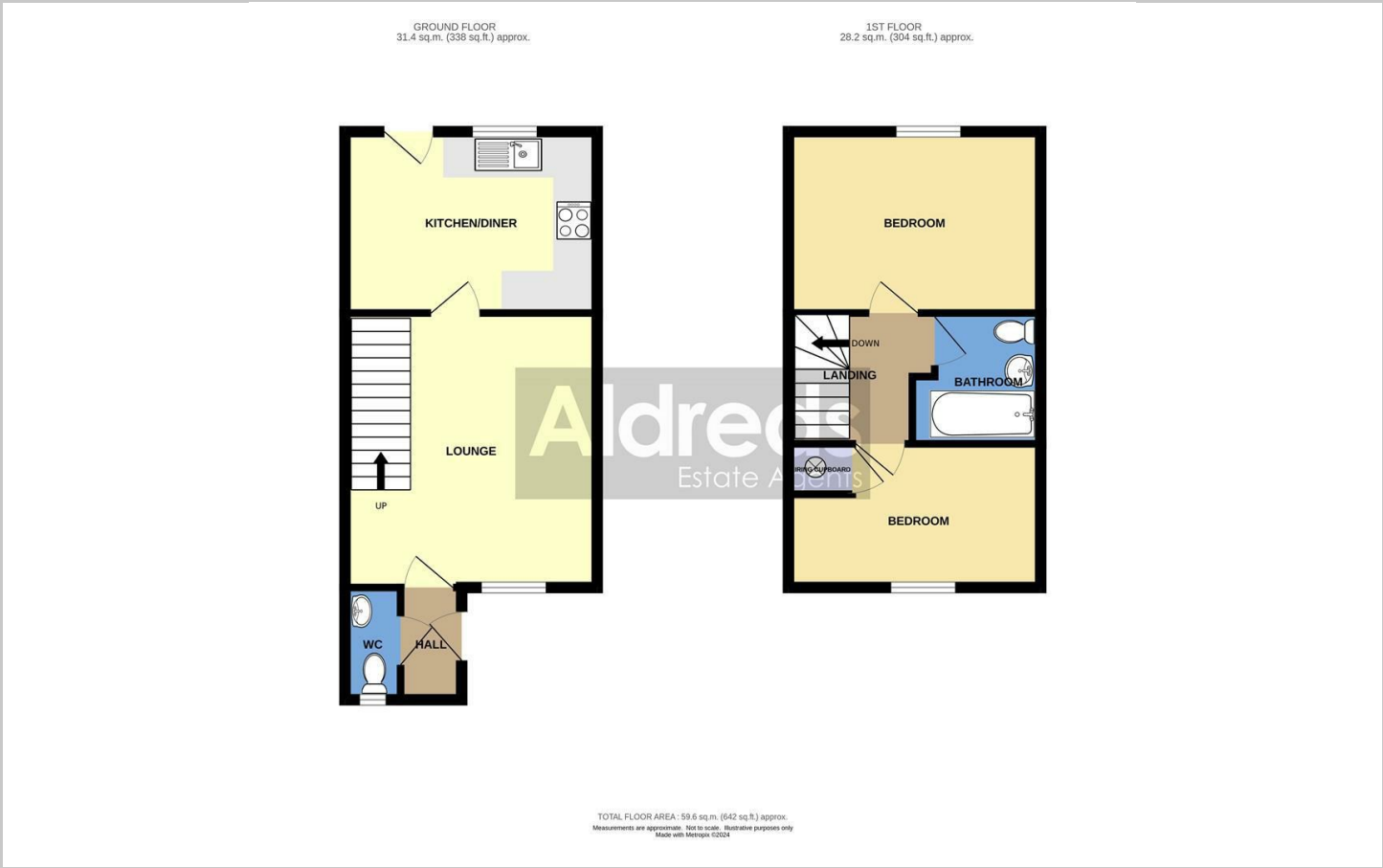
## Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 4 5 0 . 0 0 . T h e s e s e r v i c e s a r e o p t i o n a l .  
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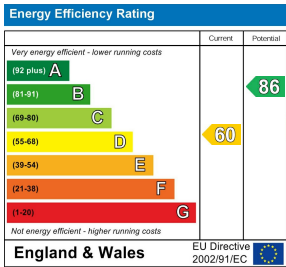
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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