









# welcome to

# **Glaven Close, North Walsham**

\*\*GUIDE PRICE £200,000 - £225,000\*\*

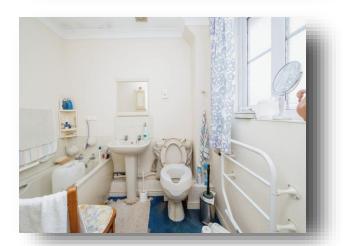
Situated on a private Over 55's development, within walking distance of North Walsham town centre, this two bedroom detached Bungalow would make an ideal retirement property in a popular market town













### **Description**

This 2 bedroom detached bungalow offers accommodation comprising entrance hall, lounge/diner, kitchen, conservatory, two bedrooms and bathroom. Externally, the property benefits from a low maintenance rear garden laid with patio and garden shed. The property also has one allocated parking space. 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, a library and community centre, schools, doctors, dentists, bars, cafes and parks.

#### **Entrance Hall**

Double glazed door to front aspect, storage cupboard, airing cupboard housing water tank, telephone point, loft access, electric radiator and carpeted flooring

### Lounge/diner

17' 9" Max x 16' 3" Max (5.41m Max x 4.95m Max) Double glazed window to front aspect, patio doors to conservatory, television and telephone points, electric radiator and carpeted flooring

#### Kitchen

9' 11" x 5' 9" (3.02m x 1.75m)

Fitted kitchen with range of wall and base units with work surfaces over, eye level oven, electric hob with cooker hood above, stainless steel sink drainer, space for under counter fridge freezer, plumbing for washing machine, double glazed window to front aspect, tiled splash backs, electric radiator and carpeted flooring

### Conservatory

11' 4" x 7' 8" (3.45m x 2.34m)

Conservatory with brick base and uPVC double glazed windows and doors with carpeted flooring





15' 3" x 9' (4.65m x 2.74m)

Double glazed window to rear aspect, fitted wardrobe, electric radiator and carpeted flooring

#### **Bedroom Two**

9' 6" x 6' 9" (2.90m x 2.06m) Double glazed window to rear aspect, electric radiator and carpeted flooring

#### **Bathroom**

Suite comprising bath, WC, wash hand basin, towel rail, extractor fan, shaver point, double glazed window to front aspect, part tiled walls and carpeted flooring

#### **Exterior**

At the rear of the property is a low maintenance garden laid to patio with shrubs and garden shed. The property further benefits from one allocated parking space.

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.





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- Over 55s Development
- Low Maintenance Garden
- One Allocated Parking Space
- No Onward Chain
- Walking Distance to Town Centre

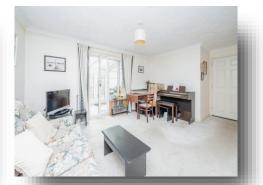
### Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

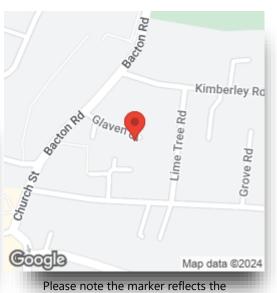
## guide price

£200,000









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Property Ref: NWM108438 - 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 quidance 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 buyer's 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.



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postcode not the actual property



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