









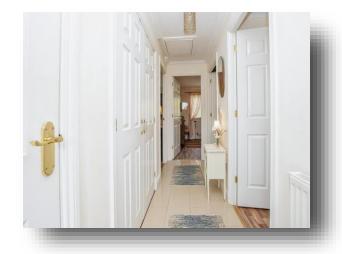
welcome to

Arnold Pitcher Close, North Walsham

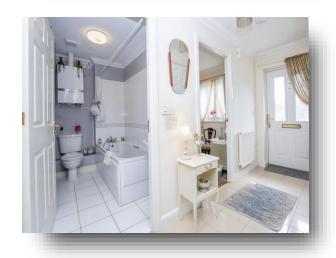
NO ONWARD CHAIN

This well-presented, Two Bedroom, Mid-Terraced Bungalow is situated in a cul-de-sac location in the popular market town of North Walsham, and is within walking distance of local shops, amenities and public transport links.













Description

Built in 2006, this well presented, Mid-Terraced Bungalow offers accommodation comprising of Entrance Hall, Lounge, Kitchen, Conservatory, two Bedrooms and a Bathroom. Externally, the property boasts one allocated parking space at the front and to the rear of the property is a low maintenance garden laid mainly with patio and gravel.

The property would be ideally suited to someone retiring or looking to downsize and desiring one level living in North Walsham.

The property is situated just a short walking distance to the North Walsham town centre! North Walsham is a thriving market town, with road and rail links to both Norwich and the picturesque North Norfolk Coastline. With the town offering a wide variety of supermarkets, independent retailers, bars, cafe's and parks, there truly is something here for everyone!

Call now to arrange a viewing!

Entrance Hall

Double glazed door to the front aspect, two storage cupboards, radiator, telephone point and tiled flooring.

Lounge

14' 11" x 11' 3" (4.55m x 3.43m)

Double glazed doors to Conservatory, radiator, electric fire, television point and vinyl flooring.

Kitchen

9' x 8' 6" (2.74m x 2.59m)

Double glazed window to the front aspect, fitted kitchen with a range of wall and base mounted units with work surfaces over, tiled splash backs, inset sink/drainer, integrated electric oven and gas hob with cooker hood above, plumbing for washing machine, space for fridge and freezer, radiator and tiled flooring.

Conservatory

8' 7" x 4' 5" (2.62m x 1.35m)

Conservatory of uPVC construction with double glazed windows and doors with tiled flooring.



Bedroom One

11' 11" x 8' 9" (3.63m x 2.67m)

Double glazed window to the rear aspect, built in wardrobe, radiator and vinyl flooring.

Bedroom Two

8' x 7' 2" (2.44m x 2.18m)

Double glazed window to the front aspect, radiator and vinyl flooring.

Bathroom

Suite comprising of bath with mixer taps and shower attachment, wash hand basin, WC, extractor fan, radiator, gas central heating boiler, part tiled walls and tiled flooring.

Exterior

At the front of the property is an allocated parking space plus a visitor's space. At the rear of the property is a low maintenance garden mainly laid with patio and gravel areas, shrubs and hedging.

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

Arnold Pitcher Close, North Walsham

- Low Maintenance Garden
- Allocated Parking Space
- No Onward Chain
- Cul-De-Sac Location
- Close to Town Amenities & Public Transport Links
- Modern One Level Living
- 2018 Gas Central Heating Boiler

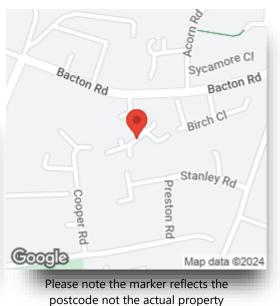
Tenure: Freehold EPC Rating: C

£220,000









view this property online williamhbrown.co.uk/Property/NWM108123



Property Ref: NWM108123 - 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 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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