



Hollybush Road, North Walsham, NR28 9XT

welcome to

Hollybush Road, North Walsham

This immaculately presented two bedroom semi-detached house, with driveway parking for two vehicles and west facing garden is situated in a popular family friendly estate in the desirable market town of North Walsham, and within walking distance of Sadler's Wood and local schools and shops.



Description

Situated within walking distance of North Walsham town centre, amenities, public transport links and countryside walks, this semi-detached house would make an ideal first time buy or investment purchase.

The property offers accommodation comprising Entrance Porch leading into Lounge, Kitchen/Diner and Conservatory on the ground floor. On the first floor, you will find two double Bedrooms and a Bathroom.

Externally, the property has a pleasant west facing garden mainly laid to lawn with seating area and shrubbery. At the front of the property is a low maintenance gravelled area and driveway parking for two vehicles. The property further boasts a 2018 gas central heating boiler, partially boarded loft space and would make an ideal first time buy or investment purchase!

Entrance Porch

uPVC double glazed windows and doors with a tiled floor.

Lounge

13' 10" x 12' 8" (4.22m x 3.86m)

Double glazed window to front aspect, entrance door from porch, stairs to first floor, electric fireplace, radiator, television point and carpeted flooring.

Kitchen / Diner

12' 7" x 9' 4" (3.84m x 2.84m)

Fitted kitchen with range of wall and base units with work surfaces over, electric oven, induction hob, gas central heating boiler, plumbing for washing machine, space for fridge freezer, sink drainer, double glazed window to rear aspect, radiator and tiled flooring. Door to:

Conservatory

10' 2" x 7' 7" (3.10m x 2.31m)

Brick base conservatory with uPVC windows and doors, electric radiator and tiled flooring.

First Floor Landing

Loft access to a partially boarded loft space and carpeted flooring.

Bedroom One

12' 8" x 10' (3.86m x 3.05m)

Double glazed window to front aspect, airing cupboard housing water tank, storage cupboard, television point, radiator and carpeted flooring.

Bedroom Two

12' 8" x 6' 6" (3.86m x 1.98m)

Double glazed window to rear aspect, radiator and carpeted flooring.

Bathroom

Suite comprising bath with shower over, WC, wash hand basin, towel rail, extractor fan, double glazed window to side aspect and tiled flooring.

Exterior

At the front of the property is a low maintenance gravelled area and driveway parking for two vehicles. At the rear of the property is an enclosed, West facing garden mainly laid to lawn with gravel, shrubs, garden shed and gate to front aspect.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/NWM109005



welcome to

Hollybush Road, North Walsham

- Driveway Parking for Two Vehicles
- Two Double Bedrooms
- West Facing Garden
- Conservatory
- Walking Distance to Town Centre and Sadler's Wood

Tenure: Freehold EPC Rating: D

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM109005



Property Ref:
NWM109005 - 0002

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.

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



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk