









welcome to

Earlham Court, Bacton Road, North Walsham

Sold Prior to Marketing

This well-presented 2 Bedroom Ground Floor Flat with allocated parking space is situated within short walking distance of North Walsham town centre, shops and public transport links













Description

Situated within a short walking distance of North Walsham's amenities and facilities, this Ground Floor Flat would be ideal for someone downsizing locally or looking to get themselves on the property ladder!

The property offers accommodation comprising Entrance Hall, Lounge, Kitchen, Two Bedrooms and a Bathroom. Externally, the property benefits from one Allocated Parking Space and communal washing lines. There is also one Visitors parking space at the development. The property benefits from recently installed gas central heating boiler and Kitchen by the current owner!

Entrance Hall

Double glazed door to side aspect, radiator, telephone point, storage cupboard, airing cupboard with radiator and carpeted flooring.

Lounge

12' 1" x 12' (3.68m x 3.66m)

Double glazed window to side aspect with fitted blinds, radiator, television point and carpeted flooring.

Kitchen

9' 1" x 5' (2.77m x 1.52m)

2021 fitted kitchen with range of wall and base units with work surfaces over, plumbing for washing machine, space for fridge freezer, stainless steel sink drainer, double glazed window to side aspect, electric oven and hob, tiled splashbacks, gas central heating boiler and vinyl flooring



Bedroom One

9' 3" x 9' 1" (2.82m x 2.77m)

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

Bedroom Two

9' 2" x 6' 3" (2.79m x 1.91m)

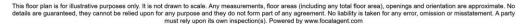
Double glazed window to front aspect, radiator and carpeted flooring

Bathroom

Suite comprising bath with mixer tap and shower over, wash hand basin, WC, extractor fan, radiator and vinyl flooring

Exterior

The property benefits from one allocated parking space and access to communal washing lines







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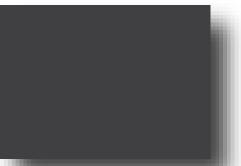
- NO ONWARD CHAIN
- Private Entrance Door
- Fitted Kitchen & 2021 Gas Central Heating Boiler
- Two Bedrooms
- Allocated Parking Space
- No Rental or Holiday Rental Permitted

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM109111



Property Ref: NWM109111 - 0003 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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