



**Earlham Court, Bacton Road, North Walsham, NR28 9DR**

**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



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](http://www.focalagent.com)



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## **Earlham Court, Bacton Road, North Walsham**

- 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

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Property Ref:  
NWM109111 - 0003

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