









welcome to

Ormesby Road, Badersfield Norwich

This well presented three bedroom mid-terraced house with allocated parking space and enclosed rear garden would make an ideal first time buy or investment purchase in the sought after village of Badersfield with easy access to Norwich and Norfolk Broads!













Situated in the popular North Norfolk village of Badersfield with local shop, public house and school, this mid-terraced house would make an ideal first time buy or investment purchase and is being sold with NO ONWARD CHAIN! The property offers accommodation comprising entrance porch leading into lounge, kitchen/diner, cloakroom and inner hallway with stairs accessing the first floor with three good sized bedrooms and family bathroom. Externally, the property overlooks green space to the front aspect with play park and communal lawn and at the rear of the property there is an enclosed rear garden with brick storage shed and one allocated parking space. Badersfield is conveniently located between North Walsham, Aylsham and Norwich and with easy access to Norfolk **Broads making it an ideal place for families!**

Entrance Porch

Door to the front aspect and window to the side aspect and vinyl flooring.

Lounge

17' x 10' 4" (5.18m x 3.15m)

Gas fire with back boiler, double glazed window to the front aspect, telephone and tv point, radiator and laminate flooring.

Kitchen / Diner

16' 6" x 10' 11" (5.03m x 3.33m)

Fitted kitchen with range of wall and base units with work surfaces over, electric oven and hob with cooker hood above, plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, stainless steel sink drainer, tiled splashbacks, double glazed window to the rear aspect and vinyl flooring.

Inner Entrance Hall

Door to the rear aspect, stairs to the first floor, storage cupboard, radiator and laminate flooring.

Cloakroom

Wash hand basin and WC, double glazed window to the rear aspect, radiator and vinyl flooring.

First Floor Landing

Airing cupboard housing water tank, access to the loft, radiator and carpeted flooring.

Bedroom One

10' 11" x 10' 8" (3.33m x 3.25m)

Built in wardrobe, storage cupboard, double glazed window to the rear aspect and radiator.

Bedroom Two

11' $8" \times 10'$ 11" ($3.56m \times 3.33m$) Built in wardrobe, radiator and double glazed window to the front aspect.

Bedroom Three

8' 8" x 7' 11" (2.64m x 2.41m)

Double glazed window to the front aspect, wardrobe cupboard, radiator and carpeted flooring.

Family Bathroom

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

Exterior

At the rear of the property is an enclosed garden with decking, lawn, mature shrubs and gate to rear aspect. There is a brick storage shed with lighting. The property benefits from one allocated parking space and further on-street parking is readily available



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 part must rely upon its own inspection(s). Powered by www.footalgeant.com





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Ormesby Road, Badersfield Norwich

- Allocated Parking Space
- No Onward Chain
- Enclosed Rear Garden
- Kitchen / Diner
- Close to Norwich and Norfolk Broads

Tenure: Freehold EPC Rating: D

offers in excess of

£210,000

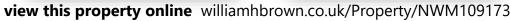








Please note the marker reflects the postcode not the actual property





Property Ref: NWM109173 - 0005 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 buyers 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.





01692 402861



NorthWalsham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.