

Keswick Cottages Keswick Road, Bacton Norwich NR12 0HE



## welcome to

# Keswick Cottages Keswick Road, Bacton Norwich

This two bedroom character cottage with generous gardens is situated within short walking distance of Bacton Beach and would make an ideal main residence, second home or holiday let and is being sold with NO ONWARD CHAIN!













Situated within walking distance of Bacton Beach and village amenities, this Grade II listed character cottage boasts a wealth of character features and charm. The property offers accommodation comprising living room, kitchen/diner and bathroom on the ground floor. On the first floor, you will find two good sized bedrooms. Externally, the property has a generous garden with mature lawn, fruit trees and plants which needs to be viewed to be fully appreciated. The property is currently used as a holiday let and is being sold with NO ONWARD CHAIN!

#### Lounge

#### 17' 1" x 10' 8" ( 5.21m x 3.25m )

Double glazed window and door to the front aspect, fireplace with electric fire, electric radiator, wall lights, cupboard and wooden flooring.

#### **Kitchen / Diner**

13' 11" Max x 11' 5" Max ( 4.24m Max x 3.48m Max ) Fitted kitchen with range of wall and base units and work surfaces over, cooker point, tiled splashbacks, one and a half stainless steel sink drainer, space undercounter for fridge freezer, door and double glazed window to the rear aspect, portholes to the side aspect, electric radiator and tiled flooring.

#### Bathroom

Suite comprising bath with shower over, wash hand basin and WC, airing cupboard with tank, skylight, towel rail, plumbing for washing machine, double glazed window to the front aspect and tiled flooring.

### **Bedroom One**

11' 1" x 9' 7" (  $3.38m\ x\ 2.92m$  ) Double glazed window to the front aspect, electric radiator.

### **Bedroom Two**

11' 4" x 7' 8" ( 3.45m x 2.34m ) Double glazed window to the side aspect and electric radiator.

### Exterior

At the front of the property is lawned area with roses, patio, shrubs, original wall and gate to front. At the rear of the property is a generous, bisected garden with mature lawn, fruit trees, bushes, shrubs, garden shed, original brick sheds and patio area.



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 mission or missioner method to any error, and they do not form inspection(s). Powered by work floating endown to may any endown of the statement. A party must be more by work floating to the statement by work floating the statement by work flo





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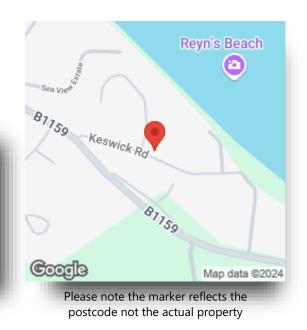
- Generous Garden
- Grade II Listed Character Cottage
- Original Features
- Walking Distance to Bacton Beach
- No Onward Chain

Tenure: Freehold EPC Rating: Exempt

# £220,000







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Property Ref: NWM109208 - 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 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.

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