









## welcome to

# **Lyngate Road, North Walsham**

This characterful two bedroom cottage with good sized rear garden is situated in the popular market town of North Walsham and would make an ideal first time buy or investment property!













This well presented cottage is situated in the market town of North Walsham and is within walking distance to the town centre and shops. The property offers accommodation comprising living room, dining room, kitchen and bathroom on the ground floor. On the first floor you will find two double bedrooms. Externally the property benefits from a good sized, well maintained rear garden, parking is readily available on street.

### **Dining Room**

12' 6" x 11' 4" ( 3.81m x 3.45m )

Double glazed door and window to the front aspect, fireplace, television point, telephone point, radiator and carpeted flooring.

## Lounge

12' 6" x 9' 8" ( 3.81m x 2.95m )

Double glazed window to the rear aspect. stairs to the first floor, fireplace with electric fire, television point, radiator and carpeted flooring.

#### Kitchen

9' 1" x 7' 8" ( 2.77m x 2.34m )

Fitted kitchen with range of wall and base units and work surfaces over, eye level oven, gas hob with cooker hood above, plumbing for washing machine, space for fridge freezer, stainless steel sink drainer, tiled splashbacks, tiled flooring, radiator and a double glazed window to the side aspect.

#### Inner Hall

Double glazed door to the side aspect and access to loft space.

## **Bathroom**

Suite comprising W/C, wash hand basin, bath with shower over, fully tiled walls and floor, extractor fan and a double glazed window to the rear aspect.

#### **First Floor**

#### **Bedroom One**

12' 6" x 10' 2" ( 3.81m x 3.10m )
Double glazed window to the front aspect, loft access, radiator and carpeted flooring.

#### **Bedroom Two**

10' 11" x 9' 3" ( 3.33m x 2.82m )

Double glazed window to the rear aspect, airing cupboard housing gas central heating combi boiler, radiator and carpeted flooring.

#### **Exterior**

The front of the property has a small courtyard surrounded by a brick wall. To the rear of the property you will find a good sized, well maintained rear garden with access to the front, patio area, lawn, mature bushes, shrubs and flower beds, outside tap and hard-standing at the back of the garden for an outbuilding/ summer house/ shed.



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, 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 primary of the property of the proved by www.forealgent.com





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# Lyngate Road, North Walsham

- **VENDOR HAS FOUND!**
- Character Features
- Two Reception Rooms
- Two Double Bedrooms
- Good Sized Rear Garden

Tenure: Freehold EPC Rating: D

£230,000







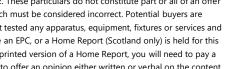


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM109231



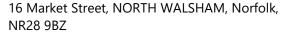
Property Ref: NWM109231 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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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