

# Princes Street, North Walsham, NR28 0HX



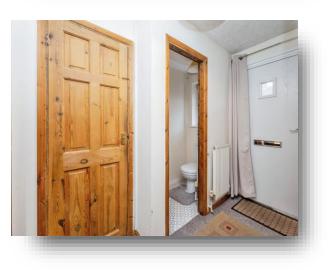
# welcome to

# **Princes Street, North Walsham**

\*\*GUIDE PRICE £225,000 - £235,000\*\*

A Mid-Terraced family home situated in Princes Street; a cul-de-sac set within walking distance of the town centre of North Walsham. An ideal First Time buy or Family Home ready to move straight into. Is being sold as No Onward Chain













#### Description

A mid terrace family home situated within walking distance to the town centre of North Walsham, the property provides two double & one single bedrooms, including a spacious lounge overlooking the garden, modern fitted kitchen, ground floor cloakroom, and a contemporary first floor bathroom. Additional benefits include gas fired central heating with recently installed combi-boiler to radiators, Upvc sealed unit double glazed windows and exterior doors, a number of built-in storage cupboards, an enclosed rear garden & off road parking to the front.

#### **Entrance Hall**

Door to the front aspect, radiator, cupboard, stairs to first floor and carpeted flooring.

#### Cloakroom

Suite comprising WC, window to the front aspect & laminate flooring.

#### Lounge

17' 8" x 10' 11" (5.38m x 3.33m) Window to the rear aspect, radiator, back door leading to the garden and carpeted flooring.

#### Kitchen

14' 7" x 10' 11" (4.45m x 3.33m) Fitted kitchen with range of wall and base units and worktop over, gas cooker, space for fridge freezer, washing machine and tumble dryer, ceramic sink drainer, window to the front aspect.

#### Landing

Cupboard, window to the front aspect and radiator, carpeted flooring.

#### **Bedroom One**

12' x 10' 11" (3.66m x 3.33m) Window to the rear aspect with garden views, radiator and carpeted flooring.

#### **Bedroom Two**

10' 6" x 11' 1" (3.20m x 3.38m) Access to insulated and boarded loft, shelving, window to the rear aspect with garden views, radiator and carpeted flooring.

#### **Bedroom Three**

 $8^{\prime}$  1" x 7' 8" (2.46m x 2.34m) Large storage cupboard, window to the front aspect and radiator.

#### Bathroom

Suite comprising Shower, WC & hand wash basin, heated towel rail, laminated flooring, tiled walls and window to the front aspect.

#### Exterior

To the front of the property is driveway parking for 2 cars. To the rear of the property, accessed by a side gate, is a quiet South facing garden, lawn, large summer house, brick built barbecue, seating areas, and shrubs.



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



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# **Princes Street, North Walsham**

- GUIDE PRICE £225,000 £235,000
- NO ONWARD CHAIN
- Ideal First Time Buy
- Walking Distance To Town Centre
- Mid-Terraced
- Off-Street Parking
- Enclosed Southerly Aspect Garden
- Three Generous Bedrooms

Tenure: Freehold EPC Rating: C Council Tax Band: B

# guide price **£225,000-£235,000**





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Property Ref:

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.

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

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