



Cromer Road, North Walsham NR28 0HD

welcome to

Cromer Road, North Walsham

****IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE****

This two Bedroom, End Terraced Cottage is located centrally in North Walsham town and is being sold with NO ONWARD CHAIN!



Located within a short walking distance of North Walsham town centre and associated shops, amenities and public transport links, this end terraced cottage would make an ideal first time buy or investment purchase!

The property offers accommodation comprising of Entrance Hall, Lounge, Kitchen and Bathroom on the ground floor. To the first floor, you will find two Double Bedrooms. Externally, the property benefits from a courtyard garden and brick shed.

The property does not come with off road parking, however the property does have vehicular access for deliveries and loading. Parking is available nearby, within a two minute walk of the address.

North Walsham is a thriving market town, with road and rail links to both Norwich and the picturesque North Norfolk Coastline. With the town offering a wide variety of supermarkets, independent retailers, a library and community centre, primary, secondary and upper schools, doctors, dentists, bars, cafe's and parks, there truly is something here for everyone!

Entrance Hall

Double glazed door to the side aspect and tiled flooring.

Lounge

13' x 11' 10" (3.96m x 3.61m)

Double glazed window to the front aspect, television point, radiator, stairs to first floor and carpeted flooring.

Kitchen

13' x 9' 3" (3.96m x 2.82m)

Double glazed windows to the rear and side aspects, fitted kitchen with range of wall and base mounted units with work surfaces over, electric cooker point, space for fridge freezer, plumbing for washing machine, stainless steel sink/drain, radiator, tiled splash back and tiled flooring.

Bathroom

Double glazed window to the side aspect, suite comprising of bath with mixer taps and shower attachment, wash hand basin, WC, extractor fan, radiator, part tiled walls and tiled flooring.

First Floor Landing

Double glazed window to the side aspect, loft access and carpeted flooring.

Master Bedroom

11' 10" x 10' (3.61m x 3.05m)

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

Bedroom Two

13' x 9' 4" (3.96m x 2.84m)

Double glazed window to the rear aspect, radiator and carpeted flooring.

Exterior

The property benefits from a courtyard garden and brick 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. 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.localagent.com



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welcome to

Cromer Road, North Walsham

- End Terraced Character Cottage
- Two Double Bedrooms
- Courtyard Garden
- Brick Shed
- Walking Distance to Town Centre

Tenure: Freehold EPC Rating: D

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109476 - 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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