



Lower Cottage Kings Arms Street, North Walsham NR28 9JY

welcome to

Lower Cottage Kings Arms Street, North Walsham

****TUCKED AWAY COTTAGE****

This fully renovated two Bedroom, Mid-Terraced House with cottage garden is situated in North Walsham town centre, within short walking distance of town amenities, shops and public transport links!



Situated off Kings Arms Street in the historic heart of North Walsham, this Mid-Terraced Cottage would make an ideal first time buy or investment purchase!

The property offers accommodation comprising Entrance Hall, Lounge, Kitchen/Dining Room and Conservatory with WC on the Ground Floor. On the First Floor, you will find two double Bedrooms and Bathroom. Externally, the property benefits from a mature cottage garden. The property further benefits from being recently renovated with 2021 fitted electrical consumer unit, new flooring, new double glazed windows and doors, newly fitted kitchen, modern gas central heating boiler, and complete redecoration. The property has been re-roofed in recent history, with skylights fitted in the loft space which could be converted into further accommodation subject to building regulations and planning permission.

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, bars, cafe's and parks, there truly is something here for everyone!

Entrance Hall

Double glazed door to the front aspect, stairs to first floor and carpeted flooring.

Lounge

12' x 11' 11" (3.66m x 3.63m)

Double glazed window to the front aspect, television point, telephone point, open fireplace equipped for a woodburner, radiator, wall lights and carpeted flooring.

Kitchen / Dining Room

15' x 9' 2" (4.57m x 2.79m)

Double glazed window to the rear aspect and door to the Conservatory, newly fitted kitchen with range of wall and base mounted units with work surfaces over, pantry cupboard, space for fridge/freezer, electric oven with induction hob and cooker hood above, stainless steel sink/drain, plumbing for washing machine, new gas central heating boiler, radiator, feature fireplace and laminated flooring.

Conservatory

Conservatory of UPVC construction with WC, wash hand basin, radiator and vinyl flooring.

First Floor

Doors to all rooms.

Master Bedroom

14' 11" MAX x 9' 11" (4.55m MAX x 3.02m)

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

Bedroom Two

11' 4" x 7' 11" (3.45m x 2.41m)

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

Bathroom

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

Exterior

To the front of the property is a mature, well stocked, cottage style garden with low maintenance plants and shrubs enclosed by fencing. Additional freehold garden area with plants, shrubs and trees. To the rear of the property is an additional freehold area with rear access, space for garden shed or use as a storage 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 misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Lower Cottage Kings Arms Street, North Walsham

- Two Double Bedrooms & New Kitchen
- Cottage Garden
- Fully Renovated / Refurbed in 2021/22
- New Flooring & Redecoration
- 2021 Electrical Consumer Unit

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM108399 - 0003

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