









welcome to

Lower Cottage, Kings Arms Street, North Walsham

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!













Description

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!

The property is situated is a quiet, secluded area within the town centre of North Walsham, backing onto woodland, it really is the best of both worlds! Although the property has no parking, there is plenty of free car park nearby.

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 wood burner, radiator, wall lights and carpeted flooring.

Kitchen / Dining Room

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

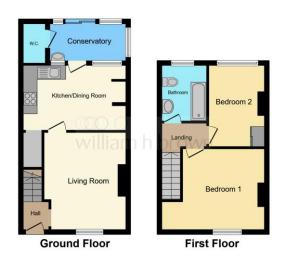
Double glazed window to the rear aspect and door to the Conservatory, newly fitted kitchen with range of wall and base mounted units with work surfaces over, pantry cupboard, space for fridge/freezer, electric oven with induction hob and cooker hood above, stainless steel sink/drainer, plumbing for washing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

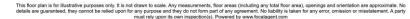
Conservatory

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

First Floor

Doors to all rooms.









14' 11" MAX \times 9' 11" (4.55m MAX \times 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.

welcome to

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

offers over

£180,000









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Property Ref: NWM108399 - 0007 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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