







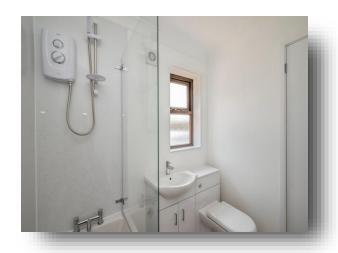


welcome to

Fern Drive, North Walsham

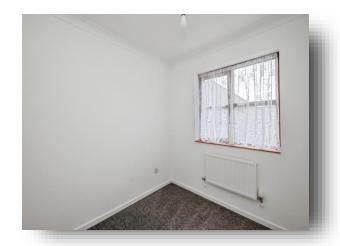
This immaculately presented two bedroom semi detached bungalow with garage and driveway is within walking distance to the town centre and is being offered with no onward chain!













This immaculately presented two bedroom semi detached bungalow is being offered with no onward chain and is set within walking distance to the popular market town of North Walsham! The property offers accommodation comprising entrance hall, kitchen, living room, bathroom and two bedrooms. Externally, there is a good sized, fully enclosed rear garden mainly laid to lawn. The front of the property offers gravel driveway parking for two vehicles and a garage with electric roller door, power and lighting.

This property has been recently modernised including a new kitchen and bathroom, flooring and decor throughout and new appliances!

Entrance Hall

Door to the side aspect, cupboard with tank, access to the loft, radiator and vinyl flooring.

Lounge

16' 5" x 11' 6" (5.00m x 3.51m)

Sliding doors into the garden, tv point, radiator and vinyl flooring.

Kitchen

7' 4" x 7' 3" (2.24m x 2.21m)

Fitted kitchen with range of white wall and base units, work surfaces over, electric oven and gas hob with cooker hood above, plumbing for washing machine, stainless steel sink drainer, gas central heating boiler, tiled splashbacks, double glazed window to the rear aspect and vinyl flooring.

Bedroom One

13' 9" x 10' 2" (4.19m x 3.10m)

Double glazed bay window to the front aspect, telephone and tv points, radiator and carpeted flooring.

Bedroom Two

8' x 7' (2.44m x 2.13m)

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

Bathroom

Suite comprising bath with mixer tap and electric shower over, wash hand basin and WC, extractor fan, radiator, double glazed window to the side aspect and vinyl flooring.

Exterior

To the front of the property is a gravel driveway with parking for 2 cars. Garage with electric roller door, power and light. The rear is an enclosed lawn with patio, shrubs and gate leading to the front.





Garage

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 not the relied upon the r





welcome to

Fern Drive, North Walsham

- No Onward Chain
- Two Bedrooms
- Garage & Driveway Parking
- Modernised Throughout
- Walking Distance to Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£240,000









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Property Ref: NWM109674 - 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 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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