



Brick Kiln Road, North Walsham NR28 9QD

welcome to

Brick Kiln Road, North Walsham

This well presented two bedroom mid-terraced house with south facing rear garden and off road parking is situated in the popular market town of North Walsham and would make an ideal first time buy or investment purchase within walking distance of schools, shops and amenities.



Description

Situated within walking distance of local schools, shops and amenities, this mid-terraced house would make an ideal first time buy or investment purchase. The property offers accommodation comprising entrance porch leading into lounge and kitchen/diner on the ground floor. On the first floor you will find two good sized bedrooms and family bathroom. Externally, the property benefits from a low maintenance, south facing rear garden with decking, lawn, patio areas and a garden shed. There is allocated parking to the rear of the property and further parking options available, this property must be viewed to be fully appreciated!

Entrance Porch

Door to the front aspect, coat cupboard and vinyl flooring.

Lounge

14' 8" x 13' 5" (4.47m x 4.09m)
Stairs to first floor, double glazed window to the front aspect, television and telephone points, radiator and carpeted flooring.

Kitchen/ Diner

13' 4" x 8' 2" (4.06m x 2.49m)
Fitted kitchen with range of wall and base units with work surfaces over, electric oven and hob, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, tiled splashbacks, under stairs cupboard, gas central heating boiler, door and double glazed window to the rear aspect, radiator and vinyl flooring.

First Floor Landing

Access to a boarded loft, airing cupboard housing water tank and carpeted flooring.

Bedroom One

13' 4" x 11' 1" (4.06m x 3.38m)
Double glazed windows to the front aspect, radiator and carpeted flooring.

Bedroom Two

12' 2" x 7' 3" (3.71m x 2.21m)
Double glazed window to the rear aspect, fitted shelving, radiator and carpeted flooring.

Bathroom

Suite comprising P-shaped bath with electric shower over, wash hand basin and WC, extractor fan, towel rails, double glazed window to the rear aspect and vinyl flooring.

Exterior

The rear of the property offers a low maintenance, fully enclosed, south facing garden with lawn, patio and decking areas, flower beds, garden shed and access via a side gate. There is one allocated parking space to the rear and a front garden area currently being used for extra parking.
Agents Note: The front area currently used for additional parking does not have a dropped kerb access.



view this property online williamhbrown.co.uk/Property/NWM109718



welcome to

Brick Kiln Road, North Walsham

- New Windows Fitted 2025 with 10 Year Guarantee
- South Facing Garden
- Two Good Sized Bedrooms
- Low Maintenance Garden
- Kitchen/ Diner

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

offers over
£190,000



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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM109718



Property Ref:
NWM109718 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk