









welcome to

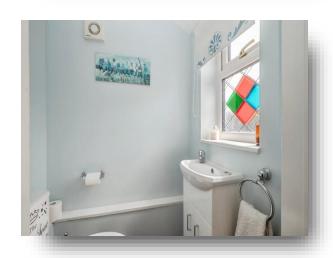
Lynfield Road, North Walsham

This three bedroom mid-terraced house offers ample driveway parking, has a well presented rear garden, is within walking distance to North Walsham town centre and is being offered with no onward chain!













Description

This three bedroom mid terraced house within walking distance of North Walsham town centre would make an ideal family home or investment purchase. The property offers accommodation comprising entrance porch, cloakroom, entrance hall, lounge/ diner, kitchen, and conservatory on the ground floor. The first floor boasts two double bedrooms, a single bedroom, and a family bathroom. Externally, the property offers off road driveway parking on a brick weave driveway, an integral single garage with up & over door and a well maintained, enclosed rear garden.

North Walsham is a market town, it lies about 15 miles north of Norwich and a few miles inland from the North Sea coast. The town offers a mix of traditional charm and modern amenities, with shops, schools and transport links including a railway station on the Bittern Line. A popular spot for visitors exploring the Norfolk Broads, coastal areas, and countryside

Entrance Hall

Front door leads you in, carpeted flooring, wall mounted radiator, doors off to the garage, cloakroom & living room.

Cloakroom

Hand wash basin, WC, carpeted flooring, and a double glazed window.

Living Room

19' 3" x 9' 9" (5.87m x 2.97m)

Electric fire with surround, doors to conservatory, wall mounted radiator and carpeted flooring,

Kitchen

12' 10" x 5' 11" (3.91m x 1.80m)

Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink drainer, space for free standing white goods, vinyl flooring, wall mounted radiator, and a door to conservatory.

Conservatory

14' 6" x 7' 4" (4.42m x 2.24m)

Double glazed windows to the side and rear aspects, double glazed window into the rear garden, all mounted radiator and carpeted flooring.



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 inspections). Powered by www.focalegant.com





First Floor Landing

12' 11" x 9' 6" (3.94m x 2.90m)

radiator, carpeted flooring.

radiator, carpeted flooring.

9' 10" x 6' 3" (3.00m x 1.91m)

radiator, carpeted flooring.

storage shed and gate at the rear.

Bedroom One

Bedroom Two

Bedroom Three

Exterior

Airing cupboard, access to loft space, doors to

Double glazed window to the rear, wall mounted

12' 3" x 9' 6" into recess (3.73m x 2.90m into recess)

Double glazed window to the front, wall mounted

Double glazed window to the rear, wall mounted

The front of the property offers ample driveway

parking on a brick weave driveway and access to the

integral garage. The rear garden is well maintained

and fully enclosed, it is set up of lawn, pavement,

bedrooms, bathroom, and carpeted flooring.

welcome to

Lynfield Road, North Walsham

- No Onward Chain!
- Three Bedrooms
- Garage & Driveway Parking
- Well, Maintained Rear Garden
- Popular Location
- Walking Distance to North Walsham town centre

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM109740



Property Ref: NWM109740 - 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.





01692 402861



NorthWalsham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.