



**Hadfield Road, North Walsham NR28 0BE**

**welcome to**

## **Hadfield Road, North Walsham**

This immaculately presented ground floor flat with parking and modern interior is situated within walking distance to North Walsham town centre and would make an ideal first time buy or investment purchase.



This deceptively spacious, immaculately presented ground floor flat in the town of North Walsham would make an ideal first time buy or investment purchase. The property offers accommodation comprising entrance hall, kitchen, living room, bedroom and shower room. Externally, the property boasts communal gardens and resident parking to the rear.

### **Entrance Hall**

Door to the front aspect leading into hall, coat cupboard and laminate flooring.

### **Kitchen**

10' 2" x 5' 9" (3.10m x 1.75m)

Fitted kitchen with a range of wall and base units with work surfaces over, electric oven and hob with cooker hood above, plumbing for dishwasher, space for fridge freezer, stainless steel sink drainer, breakfast bar, tiled splashback, radiator, laminate flooring and a double glazed window to the front aspect.

### **Lounge**

13' 1" x 10' 4" (3.99m x 3.15m)

Double glazed windows to the front aspect with fitted blind, radiator, television point and carpeted flooring.

### **Bedroom**

10' 1" x 8' 8" (3.07m x 2.64m)

Double glazed window to the side aspect with fitted blinds, built in wardrobe, television point, radiator and carpeted flooring.

### **Shower Room**

Suite comprising walk in shower cubicle with shower boarding, WC, wash hand basin with vanity unit, extractor fan and vinyl flooring.

### **External**

Externally the property benefits from communal gardens that are maintained by the freeholder and residents parking to the rear.



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](http://www.focalagent.com)



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## Hadfield Road, North Walsham

- Ground Floor Flat
- Modern Interior
- Communal Gardens
- Resident Parking to the Rear
- Walking Distance to Town Centre
- Ideal for First Time Buyers or Investors

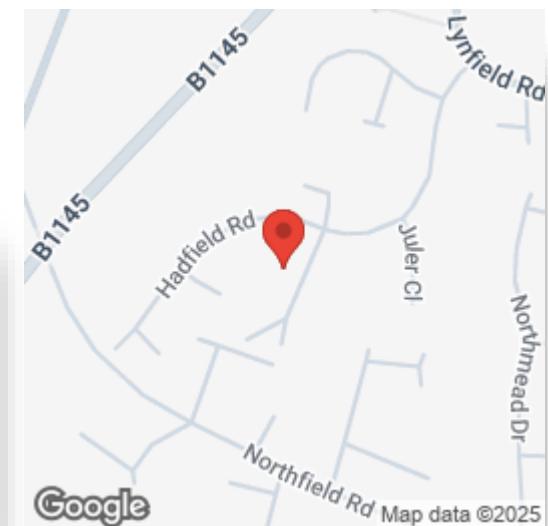
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 697.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 120 years from 30 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £125,000



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Property Ref:  
NWM109860 - 0005

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