



**Pharmacy High Street, Stalham Norwich NR12 9AS**

**welcome to**

**Pharmacy High Street, Stalham Norwich**

ARE YOU A FIRST TIME BUYER OR INVESTOR? This property located on Stalham High Street is perfect for those looking for an investment or a first home. Give us a call to book a viewing.



### Entrance Porch

As you enter the property there is vinyl flooring, a ceiling light, loft access and a door to the kitchen and bathroom.

### Living Room

15' 8" MAX x 13' 4" ( 4.78m MAX x 4.06m )

The Living room contains two high street facing windows, a ceiling light, electric storage heater, carpets and an open fireplace with a tile and granite surround.

### Kitchen

8' 2" x 7' 10" ( 2.49m x 2.39m )

The kitchen comprises of matching base and wall units with worktop over. There is a sink and drainer with space and plumbing for a washing machine or dishwasher, space for an electric standalone oven and under the counter fridge or freezer. There is a window, a ceiling light, vinyl flooring and stairs to the living room and bedroom.

### Hallway

The hallway leading out from the kitchen to the living room and bedroom is carpeted, has 2 storage cupboards, one with an electric box in and the other a water tank. Please note, there are stairs inside the property to get to the living room and bedroom.

### Bedroom 1

12' 8" MAX x 9' 8" ( 3.86m MAX x 2.95m )

The Bedroom has carpeted flooring, a window, ceiling light and an electric storage heater.

### Bathroom

The Bathroom comprises of a sink, toilet, bath with a shower over, along with a shower screen, part tiled walls, a ceiling light, window and vinyl flooring.

### Exterior

To the rear of the Flat there is a gravel car park giving the ability for off road parking. there are stairs to the property and a sole entry door to the flat.

### Agents Note

We understand the Flat is currently Freehold but the seller will be setting up a Lease. Please contact the Agent for further information.

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Pharmacy High Street, Stalham Norwich

- FIRST TIME BUYERS/INVESTORS
- FIRST FLOOR FLAT
- NO CHAIN
- OPPORTUNITY TO MAKE IT YOUR OWN
- STALHAM HIGH STREET NR12

Tenure: Freehold EPC Rating: E

offers over

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWS107817 - 0007

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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.



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