









welcome to

Burtons Mill, Stalham Norwich

2 Bedroom Ground floor flat with parking and front garden with a patio area closed off from the road. There is a Holiday Home Restriction on this flat. Please call us for more information!













Description

GROUND FLOOR FLAT CLOSE TO THE BROADS
This charming two-bedroom flat offers a perfect
blend of waterside tranquility and town convenience.
Nestled in a stunning Broads location, it provides
beautiful views and easy access to nature while being
just a short distance from a local town of Stalham.
Ideal for those seeking a peaceful retreat. Give us a
call to arrange your viewing.

Entrance Hall

To the front, there is a door, vinyl flooring and a radiator.

Living Room - Open plan

17' 6" x 10' 3" (5.33m x 3.12m)

The living room has windows to the front and side, carpeted flooring, a ceiling light, a radiator, a TV point and space for a dining table.

Kitchen - Open Plan

8' 7" x 7' 9" (2.62m x 2.36m)

The kitchen which is within the living room has vinyl flooring, base and wall units with worktop over, windows to the front, a ceiling light, a sink and drainer, a fridge freezer, washing machine and tiled walls.

Bedroom One

10' 9" x 9' 3" (3.28m x 2.82m)

The main bedroom has carpeted flooring with a window, a ceiling light and a radiator.

Bedroom Two

13' 4" x 6' 6" (4.06m x 1.98m)

The second bedroom has carpeted flooring, windows, a ceiling light, a radiator and a storage cupboard.

Bathroom

The bathroom has a shower, a sink and toilet with a window, a ceiling light, a radiator and vinyl flooring.

Exterior

To the front, it has its own garden. Round to the side of the flat, there is an area with use for the flat with a patio area, to the rear a utility area housing meters and a shed. Gate into the front garden. There is Right to access for the other flats to access their electric meter points.

There is allocated parking for one along with a communal car parking area close by.



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





welcome to

Burtons Mill, Stalham Norwich

- Ground Floor Flat in The Staithe
- Close to Stalham Town
- Holiday Home Restriction
- Well Presented
- Stalham NR12

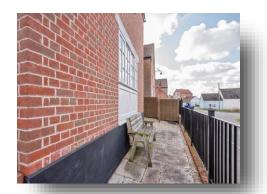
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 850.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWS108340



Property Ref: NWS108340 - 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 quidance 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 581034



william h brown

stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk, **NR12 9AS**



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.