



Rivermead, Stalham Norwich NR12 9PJ



welcome to

Rivermead, Stalham Norwich

With it's excellent proximity to Stalham Town, this bungalow would be perfect for those wanting all on one level living. The property offers 2 bedrooms, a living room, kitchen and bathroom as well as a front and rear garden and garage to the side.













Entrance Porch

There is an upvc entrance door to the porch and a secondary door to the property. This area has vinyl flooring and there are windows to the front.

Kitchen

15' 5" Max x 8' 6" Max (4.70m Max x 2.59m Max) The Kitchen comprises of matching base and wall units with worktop over, a sink and drainer, space for an under the counter fridge, freezer or washing machine, an integral electric oven with an electric hob. There is a door to the side and another door for access into the living room.

Living Room

15' Max x 12' 8" Max (4.57m Max x 3.86m Max) The living room has a large window to the front, a ceiling light, carpeted flooring, an electric fireplace and a radiator.

Bedroom One

14' 7" x 9' 5" ($4.45m \times 2.87m$) The main bedroom has a window to the rear, a ceiling light, carpeted flooring and a radiator.

Bedroom Two

11' 2" Min x 8' 10" Min (3.40m Min x 2.69m Min) The second bedroom has a window to the rear, a ceiling light, carpeted flooring and a radiator.

Bathroom

The bathroom has been fitted with a sink, toilet and large walk in shower with a step up. There are tiled walls with vinyl flooring, a heated towel radiator, a window to the side and a ceiling light.

Exterior

To the front, the bungalow has a driveway and an area laid to lawn. There is access to the side of the property from the front.

To the rear, there is a patio area, an area laid to lawn, the oil tank, the garage and fencing all the way around.

Garage

The garage has a door to access inside.

Please note, the agent has not seen inside this garage at the time of marketing.



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



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welcome to

Rivermead, Stalham Norwich

- No Chain
- Walking distance to Stalham High Street
- Front and Rear Garden with garage
- Stalham NR12
- Council Tax Band B

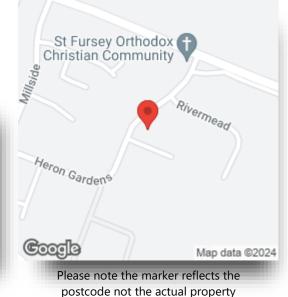
Tenure: Freehold EPC Rating: E

£220,000









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Property Ref: NWS107829 - 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.

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william h brown



01692 581034

stalham@williamhbrown.co.uk

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



williamhbrown.co.uk