



**1a, Grammar School Road,
North Walsham, Norfolk, NR28 9JH**

- Period Semi-Detached Property
- Currently Used as Hairdressers
- Formerly a 2/3 Bedroom Residence
- Off Road Parking & Courtyard Garden

Offers over £220,000

EPC Rating 'tbc'



1A Grammar School Road, North Walsham, Norfolk, NR28 9JH



Property Description

A period semi-detached property conveniently located close to the town centre. Currently home to Snippers Hairdressers, the building provides deceptively spacious accommodation over two floors.

The property to be sold as a fully equipped 10 seat salon with tenant in situ.

Benefits include gas fired radiator central heating from a modern condensing boiler, replacement uPvc sealed unit double glazed windows and exterior doors, air conditioning, built-in storage cupboards, an enclosed courtyard garden and off road parking to the front.

Location

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Lidl, Waitrose, all levels of schools including sixth form college, doctors'





surgeries, restaurants and leisure facilities including the Victory swimming & fitness centre. The town also has a railway station providing regular services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.

Accommodation

UPvc sealed unit double glazed front entrance door to:

Entrance Lobby

Radiator, tiled floor, opening to:

Reception Area

11'8 x 5'11 (3.56m x 1.8m). UPvc sealed unit double glazed window to front, tiled floor, radiator, fitted shelving, opening and step down to:

Main Styling Room

15'11 x 16'4 (4.85m x 4.98m). Tiled floor, uPvc sealed unit double glazed window to side, radiator, five styling positions, inset ceiling spotlights, opening to:

Wash Room

12'1 x 15'9 max (3.68m x 4.8m). Radiator, tiled floor, one styling position, two back-wash units, fitted shelving, uPvc sealed unit double glazed door to courtyard garden, inset ceiling spotlights, walk-in under stair storage space, door to walk-in utility cupboard (with stainless steel sink unit), panelled door to staircase lobby.

Staircase Lobby

High level window, staircase to first floor.

First Floor Landing

Two radiators, uPvc sealed unit double glazed window to side, openings to the two treatment rooms, wall light points, doors to WC and office.

Treatment Room 1

12'9 x 11'10 (3.90m x 3.60m) plus large cupboard. Built-in cupboard housing wall mounted gas fired boiler, radiator, uPvc sealed unit double glazed window to side, inset ceiling spotlights, fitted shelving, one back-wash unit, access to loft space.

Treatment Room 2

12'4 x 11'5 (3.76m x 3.48m). Built-in storage cupboard, built-in airing cupboard housing hot water tank, radiator, uPvc sealed unit double glazed window to side, two styling points, inset ceiling spotlights.





Office

8'11 x 6'2 (2.72m x 1.88m). Work surface with space for fridge under, radiator, uPvc sealed unit double glazed windows to front and side, inset ceiling spotlights.

WC White wash hand basin with storage cupboards under, close coupled WC, plumbing for bath/shower, uPvc sealed unit double glazed window to front, radiator, extractor fan, inset ceiling spotlights.

Outside

To the front of the property, a gravelled driveway provides off road parking space, with a shrub border to one side and a paved pathway to the front entrance under a storm porch. A bin store is screened by fencing and there is gated access through to the courtyard garden.

The small courtyard garden is predominantly paved, with an artificial lawn area and two dwarf trees.



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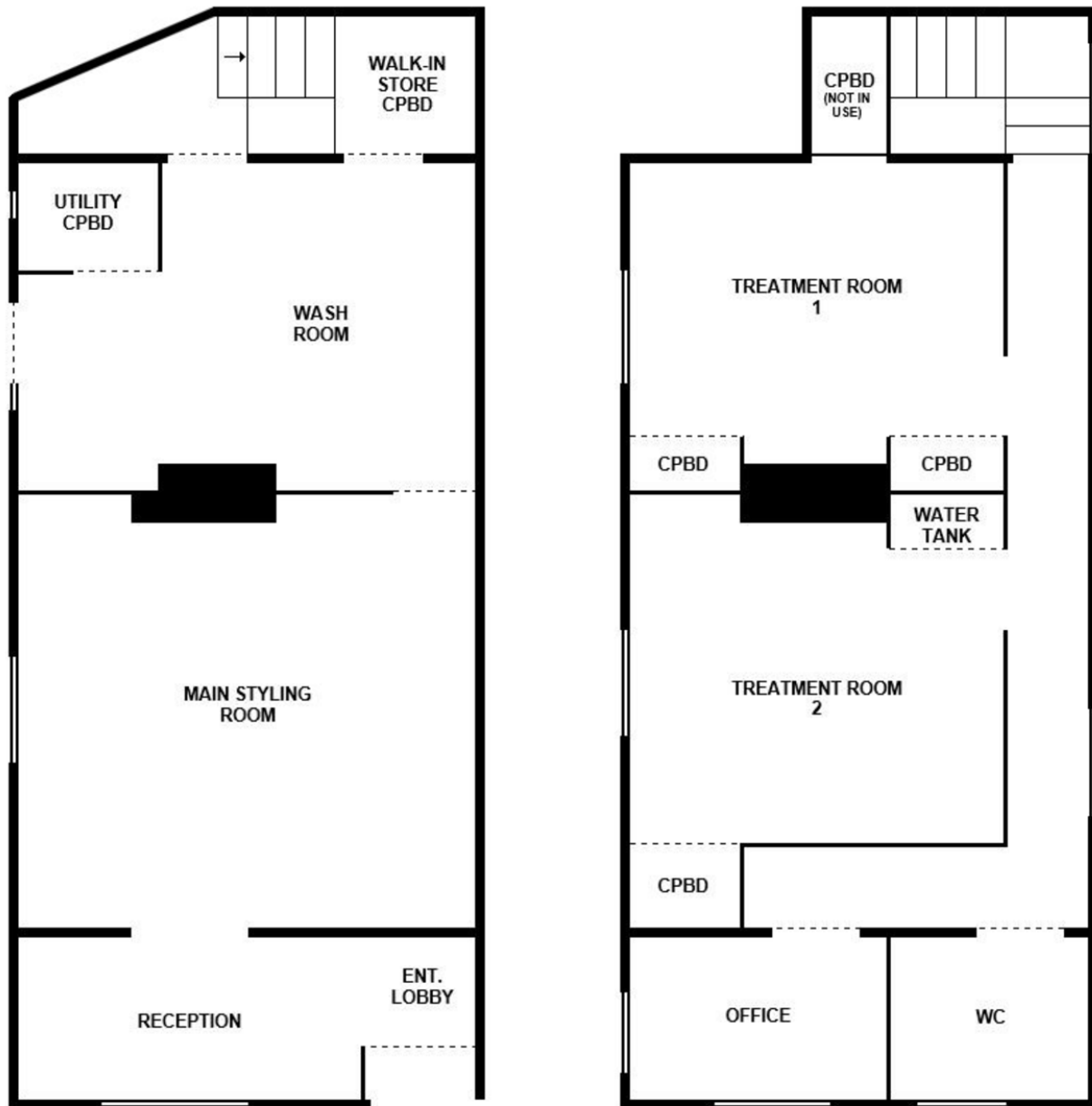
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Awaiting EPC Graph

Floor Plan (Not to scale and intended as an approximate guide to room layout only)



Services Mains gas, electricity, water & drainage

Tenure Freehold

Possession

Vacant possession on completion

Council Tax Band

N/A at present

Directions

On foot from the Market Place, take the right hand turning into Bank Loke (through an archway) and continue to the junction with Grammar School Road. Cross the road, turn left and the property is on the right hand side.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.