



7 Old Bear Court

North Walsham, NR28 9DL

- Purpose-Built First Floor Flat
- Secure Entry
- Allocated Parking
- Short Walk To Town Centre And Train Station

£75,000

EPC Rating '65D'





Property Description

This purpose-built flat offers a short walk to North Walsham's shops, amenities and train links. The property includes a bright living space, two bedrooms and a bathroom, with the benefit of an allocated parking space and it's own entrance.

LOCATION

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, Lidl, 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

Ground floor private door leading to staircase to first floor.

ENTRANCE HALL

At the top of the carpeted staircase you are met with a wood finish door leading to

BEDROOM 2

12' 4" x 7' 5" (3.76m x 2.26m)) wood finish door, natural light coming through the wooden framed window, Built in wardrobe space and one radiator.

LIVING ROOM

17' 5" x 9' 11" (5.31m x 3.02m) Fully Carpeted floor, two wooden frame windows, two radiators and a tv point.

BATHROOM

8' 1" x 4' 11" (2.46m x 1.5m) bath with an overhead shower, laminate flooring, extractor fan, wooden frame window, coventional toilet and sink.

BEDROOM 1

9' 11" x 9' 7" (3.33m x 2.31m) fully carpeted, fitted wardrobes with overhead storage surrounding the double bed, wood finish door and one radiator.

KITCHEN

10' 11" x 7' 7" (3.33m x 2.31m)) Laminate flooring, built in 2x2 airing cupboard with radiator inside, stainless steel sink, wall and base units, and a wood effect worktop surface.

COUNCIL TAX

Band A

MAINS SERVICES

Mains water, electricity and drainage connected

REFERRALLS

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find





the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.



Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains gas, water and electricity

Tenure

Leasehold

Possession

Vacant possession on completion

Council Tax Band

Band A

Directions

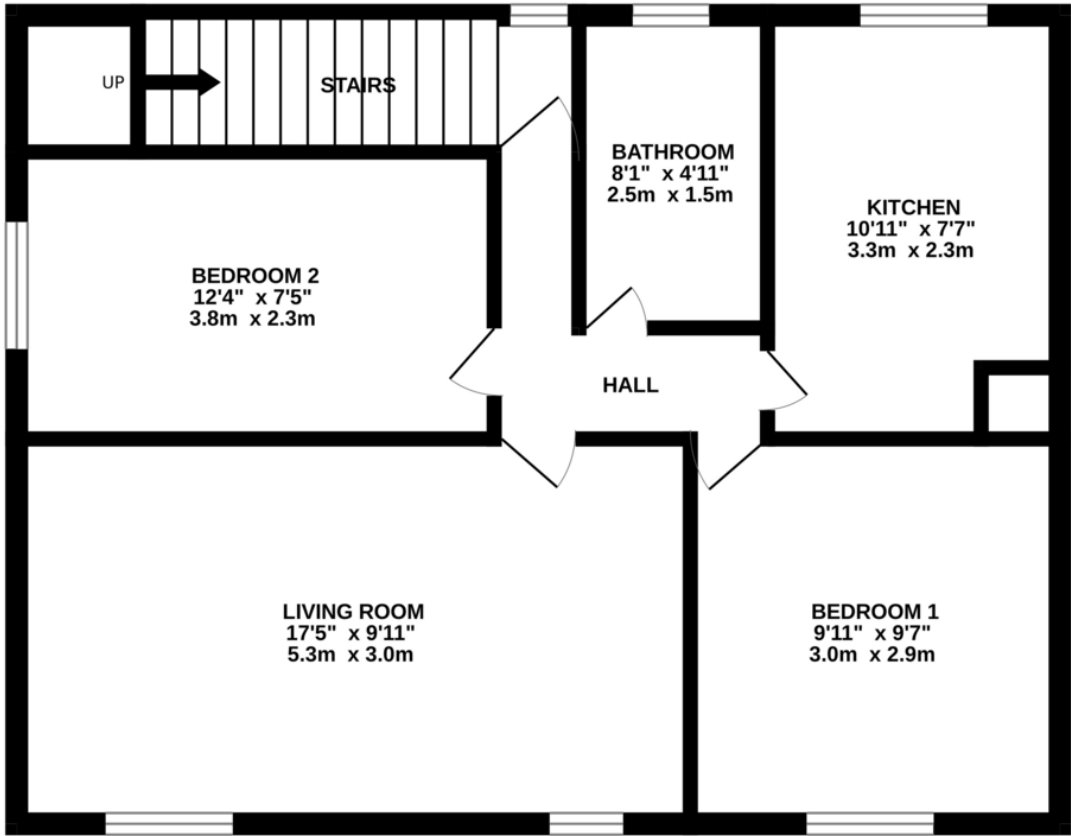
Starting at Acorn Properties office turn right and follow down onto Market street take the passageway next to Shambles restaurant and in a couple feet you will reach the allocated parking on your left hand side for Old Bear Court, take the steps down and you will be in the on courtyard with number 7 directly in front of you with the entrance to the property on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.