



8 Neilsen Close, WELLS-NEXT-THE-SEA. NR23 1LU.

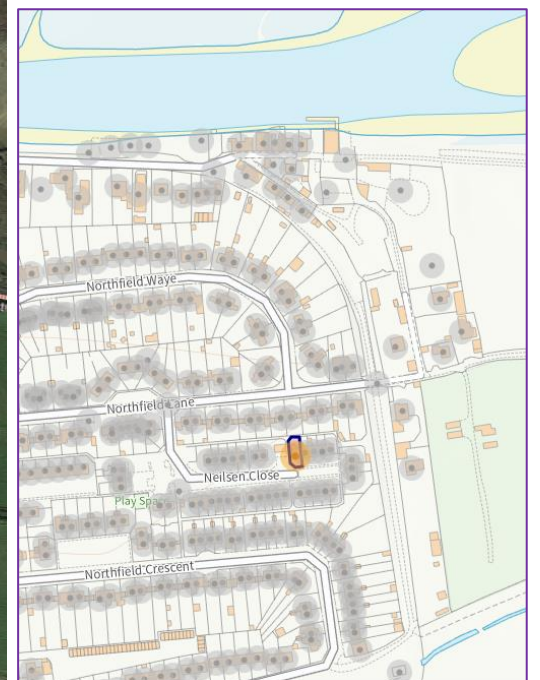
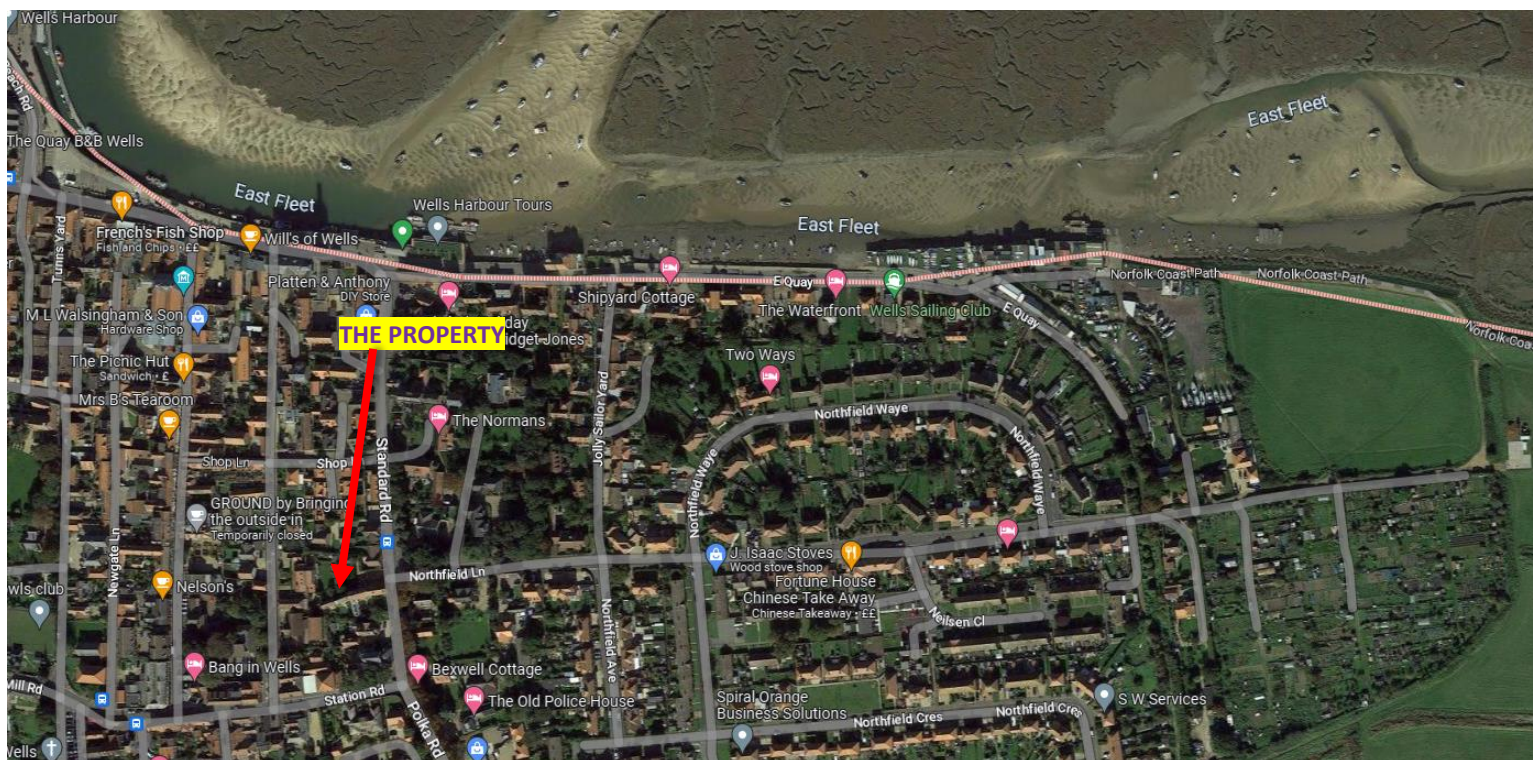
Offers sought in excess of
£270,000
Freehold.

Well presented, South-facing, end-terraced ex-Local Authority owned House with gas centrally heated and double glazed 2 bedroomed accommodation, set in a well fenced garden at the end of a cul-de-sac.

Within easy walking distance of the Town Centre, the marshes and Quay.

EPC: D.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



Directions: From the picturesque harbour and Quayside, proceed Eastward, and follow the road around to the right into Standard Road. Turn left into Northfield Lane and take the third turning on the right into Neilsen Close. The property is on the left, at the end of the cul-de-sac.

Services: All mains services are connected to the property

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811.

Council Tax Band: "B".

Location: Wells-next-the-Sea is an attractive Georgian Town and Port on the North Norfolk coastline, with a fine sandy beach, and creeks and marshes providing sheltered moorings, within an area designated as being of outstanding natural beauty, and ideal for bird watching. The Town has nursery, primary and secondary schools, doctor's surgery, 2 supermarkets, petrol station and a full range of diverse, independent shops. Further shopping, educational, sporting and leisure facilities are available in the Market Town of Fakenham, (10 miles to the South), and the City of Norwich, with its international airport and direct rail link to London (Liverpool Street) is 35 miles distant.

To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.

Tel: 01328 864763.

Email: office@baileybirdandwarren.co.uk

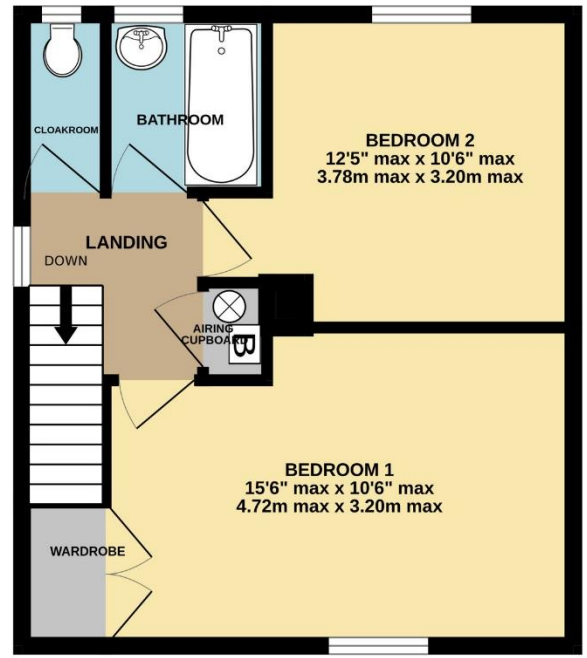
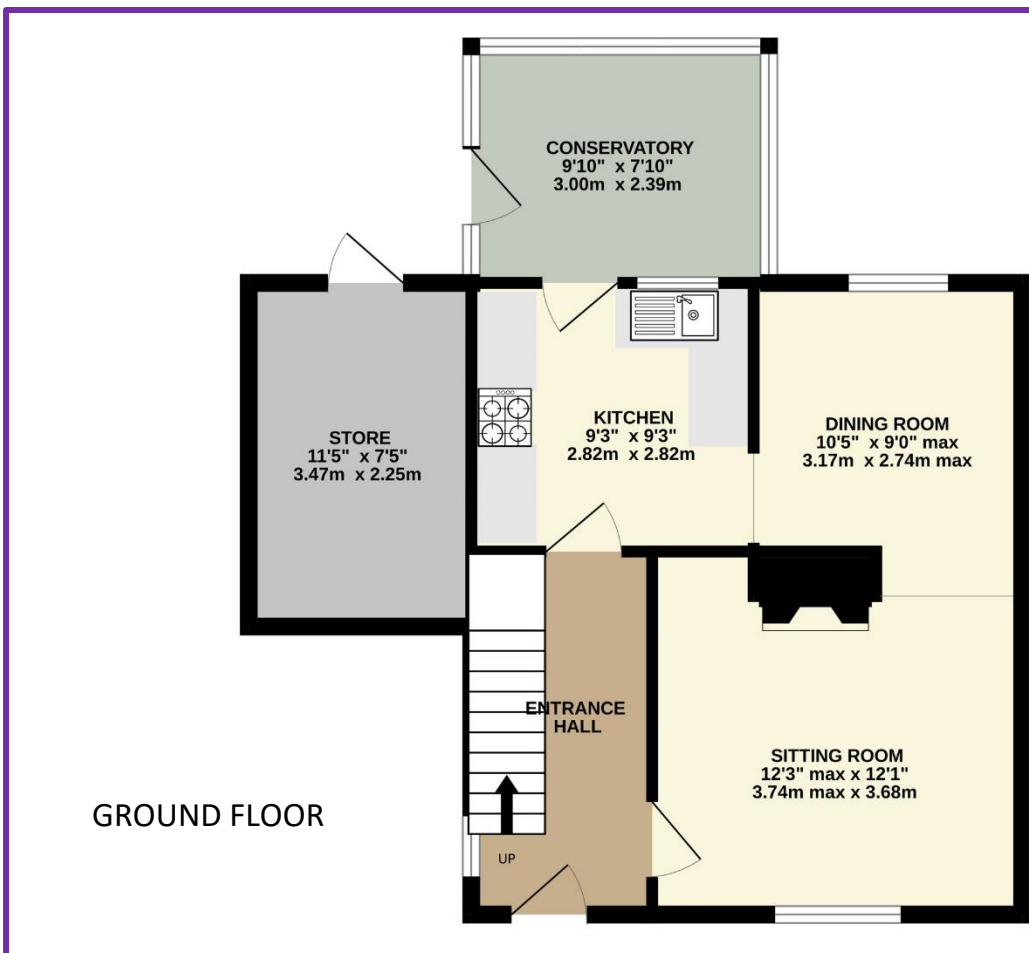
www.baileybirdandwarren.co.uk

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



FIRST FLOOR

Note: This is an ex-Local Authority owned House, and as such has a restriction that buyers must have lived and/or worked in Norfolk for at least the last 3 years.



Ground Floor:

Entrance Porch: Half double glazed front door to;

Entrance Hall: Under-stairs storage area. Telephone point. Glazed door to kitchen and;

Sitting room: 12'3" x 12'1", (3.7m x 3.7m) max. Electric fire, with open flue behind. TV point. Dado rail. Opening to;

Dining room: 10'5" x 9'0", (3.2m x 2.7m). Dado rail. Through to;

Kitchen: 9'3" x 9'3", (2.8m x 2.8m). Stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and cupboards and appliance space under. Further fitted work top with tiled splashback, and cupboard and drawers under. Fitted stainless steel extractor hood. Matching range of wall mounted cupboard units. Shelved and ventilated larder cupboard. Spotlights. Half glazed door to;

Conservatory: 9'10" x 7'10", (3.0m x 2.4m). Polycarbonate roof. Tiled floor. Appliance space and plumbing for washing machine. Half glazed door to rear garden.

First Floor:

Landing: Built-in airing cupboard with "Vaillant" gas fired central heating boiler, factory lagged hot water cylinder with fitted immersion heater, and slatted shelving. Hatch to roof space.

Bedroom 1: 15'6" x 10'6", (4.7m x 3.2m) max. Built-in double wardrobe cupboard with louvered doors, fitted shelves and hanging rail.

Bedroom 2: 12'5" x 10'6", (3.8m x 3.2m) max.

Fully tiled Bathroom: White suite of panelled bath with "Mira" shower fitting over. Pedestal hand basin. Shaver point.

Fully tiled Separate WC: with low level suite.

Outside: To the front of the property is a South-facing, lawned garden – suitable for car parking. To the side is a further, part gravelled **car parking space**, and a timber and felt roofed **Store**, 11'5" x 7'5", (3.5m x 2.3m), with electric light and power points. To the rear, is a very well enclosed garden with small paved patio area and attractive lawn with raised flower border.

