



24 Chapel Yard, WELLS-NEXT-THE-SEA. NR23 1BJ.

Offers sought in the region of
£292,000
Freehold.

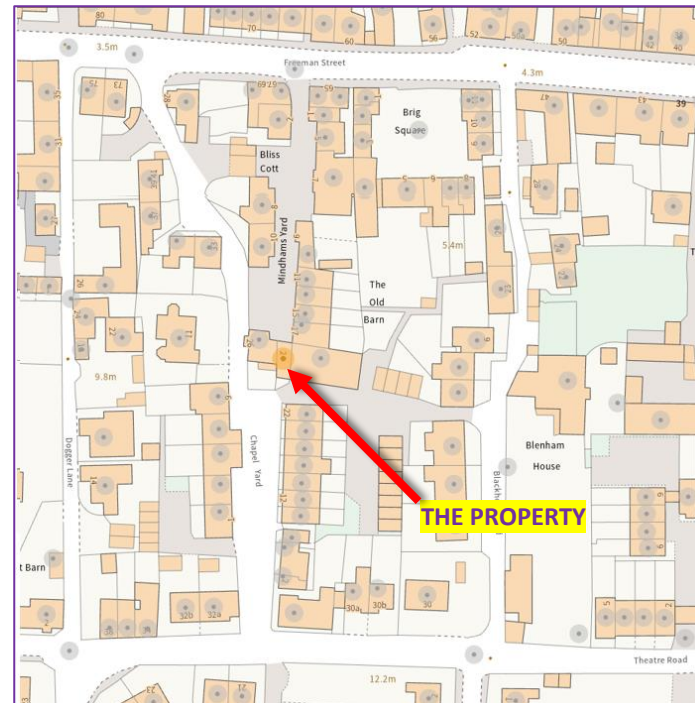
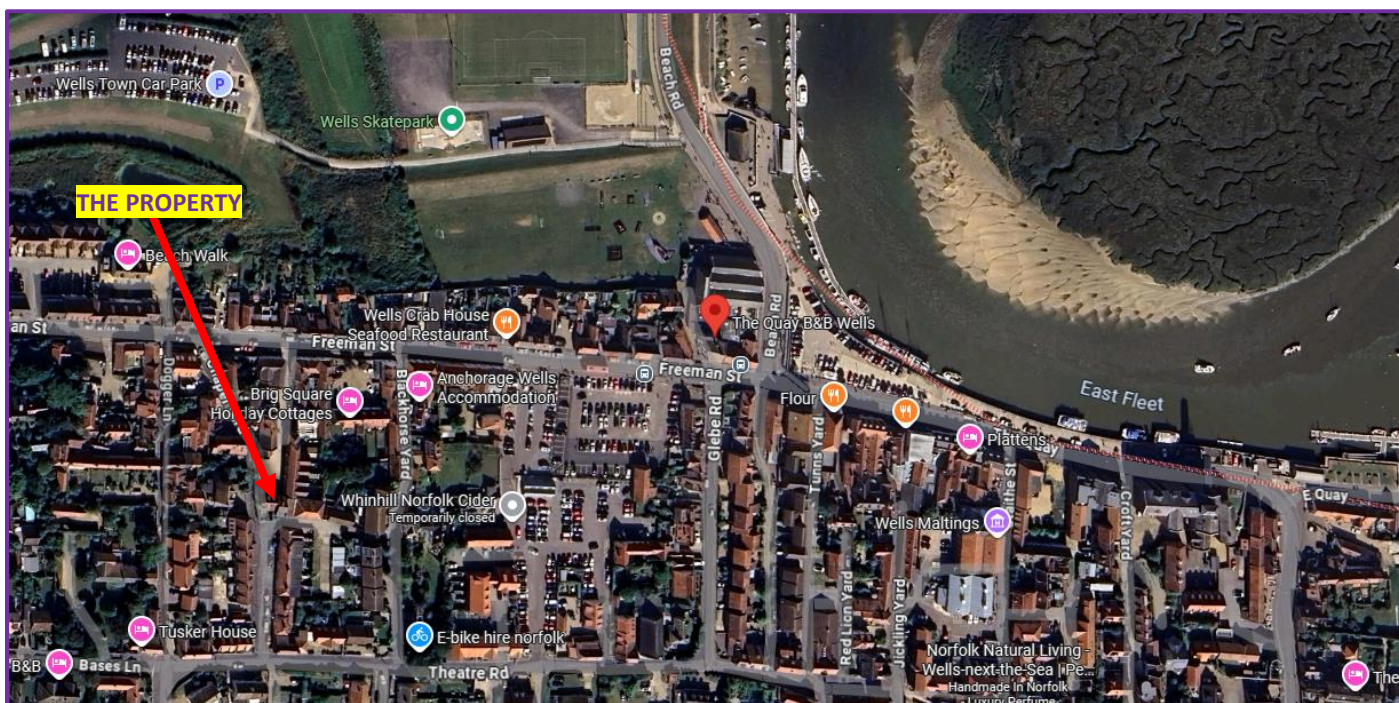
Grade 2 Listed, 19th Century, mid-terraced former Fisherman's Cottage, of traditional, brick, flint & tiled construction, with accommodation spread over 3 floors, and having gas fired central heating. Requiring some improvement and updating.

This Period property offers considerable Character, and offers: On the Ground Floor - 27ft open-plan Sitting room with Kitchen Area; 2 Bedrooms and a Shower room to the First Floor, and an Attic Bedroom 3, with fine rooftop views to the marshes, Pinewoods and Sea.

Small, South-facing, well enclosed patio area.

Located in a quiet position, just 350 yards from the famed Quay, and within easy walking distance of all other amenities.

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



Directions:

From The Quay proceed Westward along Freeman Street, and at 300 yards, turn left into Mindham's Yard. The cottage will be found at the top of the yard, as marked by a for sale board.

Alternatively, from The Quay, take Glebe Road, and at the top of the hill turn right into Theatre Road. Turn right into Chapel Yard, where the cottage is again marked by a for sale board.

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

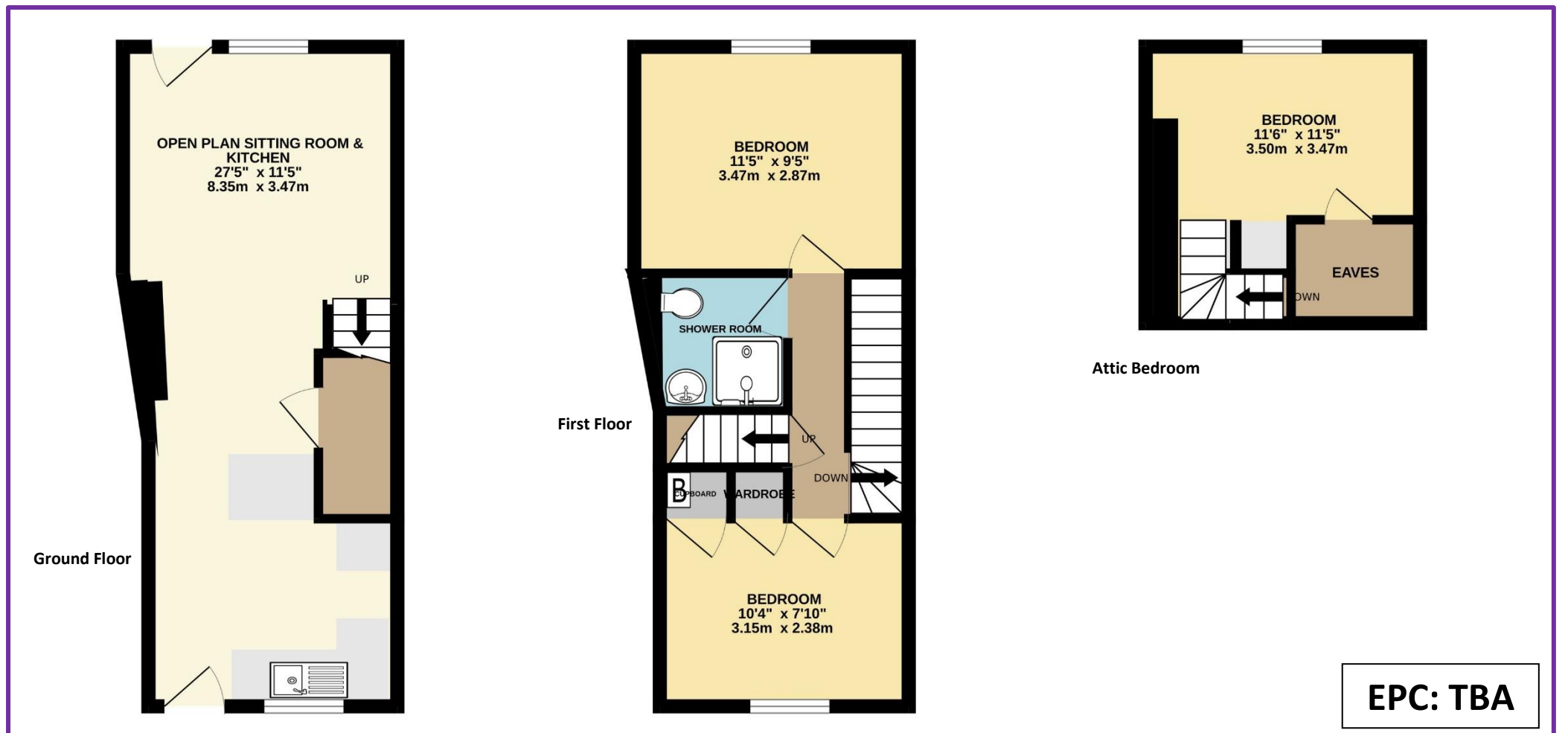
www.baileybirdandwarren.co.uk

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.



Ground Floor: (Approached off Chapel Yard)

Canopy Entrance Porch: Half glazed door to.

Kitchen Area: 10'0" x 7'8", (3.0m x 2.3m). Stainless steel sink unit set in fitted work surface with tiled splashback, and cupboards, drawers, appliance space and plumbing for washing machine under. Matching range of wall mounted cupboard units. Strip light. Venetian blind. 'Through' breakfast bar and step down to

Sitting room: 17'9" x 11'5", (5.4m x 3.5m), (max). Brick fireplace surround with fitted gas fire, and mantle shelf. Shelved understairs cupboard. Sash window. Wall lights and spotlights. TV point. Half glazed door to Mindham's Yard.

First Floor:

Landing:

Bedroom 1: 11'5" x 9'5", (3.5m x 2.9m).

Bedroom 2: 9'4" x 7'10", (3.2m x 2.4m). Built in cupboard housing wall mounted, gas fired central heating boiler. Adjoining wardrobe cupboard with fitted shelves and hanging rail. Double glazed window to South.

Shower room: Tiled shower cubicle with "Triton" fitting and sliding screen doors. Pedestal hand basin with tiled splashback, shelf, mirror and light/shaver point over. Low level WC. Extractor fan.

Second Floor:

Attic Bedroom: 11'6" x 11'5", (3.5m x 3.5m). Shelved recess. Access to eaves. Fine rooftop views to the marshes, Pinewoods and Sea

Outside: On the South side of the property is a small, well enclosed, patio area with raised flower bed and steps leading up to Chapel Yard. There is pedestrian access on the North side of the cottage over Mindham's Yard to Freeman Street and The Quay.

Services: All mains services are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** "C".

