



**Hamilton Close, North Walsham NR28 0AQ**

**welcome to**

**Hamilton Close, North Walsham**

This two bedroom ground floor flat with garage, off road parking and enclosed rear garden is situated within a 5 minute walk of North Walsham town centre and would make an ideal first time buy or investment purchase and is being offered with no onward chain!



Ideally suited for a first-time buyer or investor. This ground floor flat offers accommodation comprising two bedrooms, lounge/ diner, kitchen and bathroom internally with garage and off-road parking to the rear. The property benefits from having gas central heating, a fully enclosed rear garden and a 999-year lease from the date of construction and is located within a 5 minute walk of North Walsham marketplace and all local amenities.

### Entrance Hall

Double glazed door to the front aspect, two storage cupboards, radiator and laminate flooring.

### Lounge/ Diner

10' 4" x 13' 5" (3.15m x 4.09m)

Double glazed door and window to the rear aspect and into the rear garden, television point, radiator and laminate flooring.

### Kitchen

10' 3" x 5' 4" (3.12m x 1.63m)

Fitted kitchen with a range of wall and base units with work surfaces over, electric cooker point, tiled splashback, stainless steel sink drainer, gas central heating boiler, tiled flooring and a double-glazed window to the front aspect.

### Bedroom One

10' 8" x 6' 6" (3.25m x 1.98m)

Double glazed window to the rear aspect, radiator and laminate flooring.

### Bedroom Two

8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window to the front aspect, fitted wardrobe, radiator and laminate flooring.

### Bathroom

Suite comprising shower cubicle, WC, wash had basin with tiled splashback, radiator and vinyl flooring.

### Exterior

Externally the property benefits from a garage with up and over door with a parking space to the front. The rear garden is laid to lawn and fully enclosed.

### Agents Note

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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](http://www.focalagent.com)



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## Hamilton Close, North Walsham

- Ground Floor Flat
- Long Lease
- Enclosed Rear Garden
- Garage & Parking
- Walking Distance to Town Centre, Shops & Amenities
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109826 - 0004

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