



Melbourne Road, North Walsham NR28 9EP

welcome to

Melbourne Road, North Walsham

This three bedroom mid-terraced house with off road parking and garage is set within walking distance to North Walsham town centre, schools & shops.



Situated within walking distance to North Walsham town centre and set down a private walk way, this three bedroom mid-terraced house with off road parking and garage would make an ideal family home. The property offers accommodation comprising entrance hall, cloakroom, kitchen, utility cupboard, lounge/diner and garden room on the ground floor. On the first floor you will find three bedrooms and a family bathroom. Externally the property boasts front and rear gardens, a single garage with up and over door and parking for one vehicle.

Entrance Hall

Double glazed door to the front aspect, coat cupboard, understair storage, stairs to the first floor, radiator and carpeted flooring.

Cloakroom

Double glazed window to the front aspect, WC, wash hand basin and vinyl flooring.

Lounge/ Diner

21' 4" x 11' 4" (6.50m x 3.45m)

Double glazed windows to the front and rear aspects, two radiators, television point, half carpet and laminate flooring.

Kitchen

9' 8" x 7' 3" (2.95m x 2.21m)

Fitted kitchen with a range of wall and base units with work surfaces over, double eye level electric oven, gas hob with cooker hood, stainless steel sink drainer, space for under counter fridge, plumbing for washing machine, laminate flooring, double glazed window to the rear aspect and double glazed door into the conservatory.

Garden Room

10' 7" x 9' (3.23m x 2.74m)

Double glazed windows to the side aspect, double glazed door to the side aspect and tiled flooring.

Utility Cupboard

Space for fridge/ freezer and space for tumble dryer.

First Floor Landing

Airing cupboard housing gas central heating boiler, access to loft space and carpeted flooring.

Bedroom One

11' 2" x 11' 1" (3.40m x 3.38m)

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

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)

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

Bedroom Three

9' 7" x 7' 5" (2.92m x 2.26m)

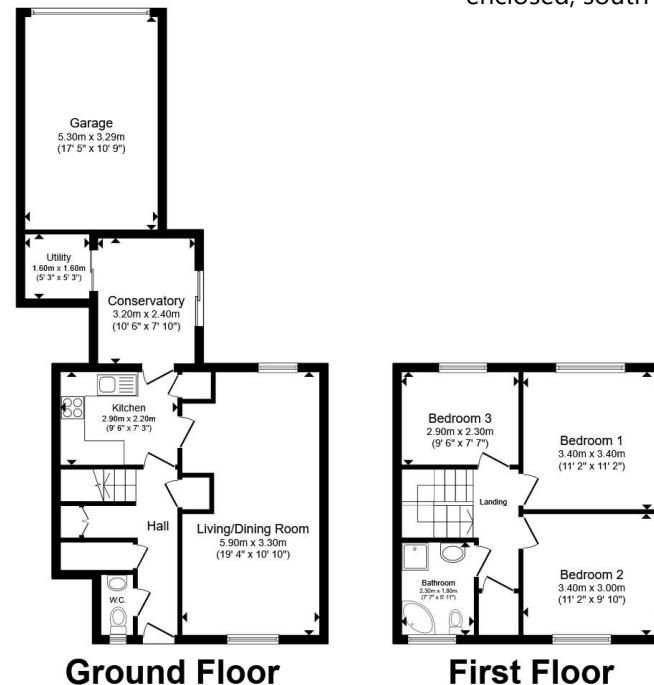
Double glazed window to the rear aspect, radiator and laminate flooring.

Family Bathroom

Suite comprising shower cubicle, corner bath, WC, wash hand basin, radiator, vinyl flooring and a double glazed window to the rear aspect.

Exterior

The front of the property is accessed via a private walkway, the front garden is enclosed and brickweaved. The rear can be accessed via a rear gate leading onto melbourne road, where you will find a parking space for one and single garage with power, lighting and up & over door. The rear garden is fully enclosed, south facing with patio and lawn areas.



Ground Floor

First Floor

Total floor area 110.1 m² (1,185 sq.ft.) approx

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.propertybox.io



welcome to

Melbourne Road, North Walsham

- Ideal Family Home/ First Time Purchase
- Two Double Bedrooms
- Garage & Parking
- Rear South Facing Garden
- Situated Down a Private Walk Way
- Walking Distance to Town Centre, Shops & Schools
- Family Bathroom & Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



view this property online williamhbrown.co.uk/Property/NWM109906

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
NWM109906 - 0007



Please note the marker reflects the postcode not the actual property

 william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk