



Osborne Close, North Walsham NR28 0SX

welcome to

Osborne Close, North Walsham

A superb opportunity for first-time buyers, this spacious two-bedroom first-floor apartment is ideally located on the edge of North Walsham, within easy reach of local amenities and the train station. Benefitting from allocated parking and well-presented accommodation throughout.



Description

Perfect for first-time buyers, investors or those seeking a low-maintenance home, this well-presented purpose-built first-floor apartment offers spacious and well-proportioned accommodation. Occupying a pleasant cul-de-sac position on the fringes of North Walsham, the property is ideally situated for easy access into the town centre, whilst also being well placed for commuters with the railway station nearby and excellent transport links to Norwich and beyond.

The accommodation comprises a private entrance hall, spacious lounge, fitted kitchen, two bedrooms and a bathroom. Further benefits include double glazing, wall mounted gas-fired convector heating and allocated off-road parking.

Early viewing is highly recommended. Don't miss this fantastic opportunity to secure a superb property in a convenient location. Contact the office today to arrange your viewing.

Entrance Hall

Double glazed private ground floor entrance door, with staircase rising to the first-floor accommodation. Laminate flooring,

First Floor Landing

Doors to all rooms. Built-in storage cupboard and airing cupboard. Carpet flooring. Double Glazed window to side aspect. Ceiling-mounted light fitting.

Kitchen

Range of wall and base units, stainless steel sink with drainer, electric oven with 4 ring gas hob, extractor over. Tiled splashback, space for fridge/freezer and washing machine, double glazed window to front. Inset ceiling spotlights.

Living Room

Double glazed window to front aspect, gas convector heater. Carpet, Ceiling-mounted light fitting.

Bathroom

Hand wash hand basin, WC and panelled bath with shower over. Two double glazed windows to side aspect, textured ceiling. Partially tiled walls vinyl flooring.

Bedroom One

Double glazed window to rear aspect, gas convector heater, Ceiling-mounted light fitting, fitted carpet.

Bedroom Two

Double glazed window to rear aspect, gas convector heater, ceiling-mounted light fitting, fitted carpet.

Externally

Allocated off-road parking space situated to the left-hand side of the driveway to the rear of the property.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Osborne Close, North Walsham

- First-floor apartment
- Two bedrooms
- Off-road parking
- Sought after Cul-de-sac location
- Convenient access to local amenities and transport links

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 995.00

Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 75.5 m² (812 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

william
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£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM110246 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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