



8 Weavers Close

Stalham, NR12 9EG

£110,000



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Aldreds are pleased to offer this nicely positioned ground floor, one bedroom flat situated in the popular Broadland town of Stalham.

Located in a tucked away position, facing open farmland, yet conveniently close to local amenities, this property would make an excellent first-time buy, or investment purchase.

The property offers accommodation including A lounge/diner, kitchen, bedroom and shower room.

A particular feature of the property is the covered decked seating area benefitting from the open farmland views.

Offered with no onward chain.

### Lounge/Diner

15'11" x 9'1" (4.87m x 2.77m)

Part glazed entrance door, window to front aspect, wall mounted electric heater, power points, television point, feature mock-exposed beams

### Lobby area

Airing cupboard housing hot water cylinder with immersion heater and door to shower room.

### Kitchen

7'11" x 6'3" (2.43m x 1.91m)

Window to front aspect, a range of modern fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with plumbing for washing machine, power points, electric cooker point, space for fridge freezer.

### Bedroom

12'2" reducing to 9'1" x 8'5" (3.72m reducing to 2.77m x 2.57m)

Window to rear aspect, wall-mounted electric heater, power points, built-in wardrobe with sliding mirrored doors.





### Shower room

Tiled shower cubicle with electric shower, integrated cupboards to side, hand wash basin within a fitted storage unit with tiled splash back, low level WC, ventilation.

### Outside

The property offers an attractive covered seating area which is decked with low level balustrade surrounding and incorporating a sunken mini trampoline. A particular feature of the position of this property, is the lovely open farmland views available to the front. The property offers an allocated parking space and a brick built store.

### Tenure

Leasehold - 999 year lease from 1st July 1984. Annual Maintenance charge for 2024 - approx £100. Annual Ground Rent - £15

### Services

Mains electric, water and drainage

### Council Tax

North Norfolk District Council - Band A

### Location

Stalham is a popular Broadland town with its own range of facilities, which include a public staithe on the upper reaches of the River Ant, schools, health centre, library, post office, supermarket and a variety of high street shops and food outlets. The fine city of Norwich is approximately 14 miles to the South West.

### Reference

PJL/S9933



## Floor Plan



## Viewing

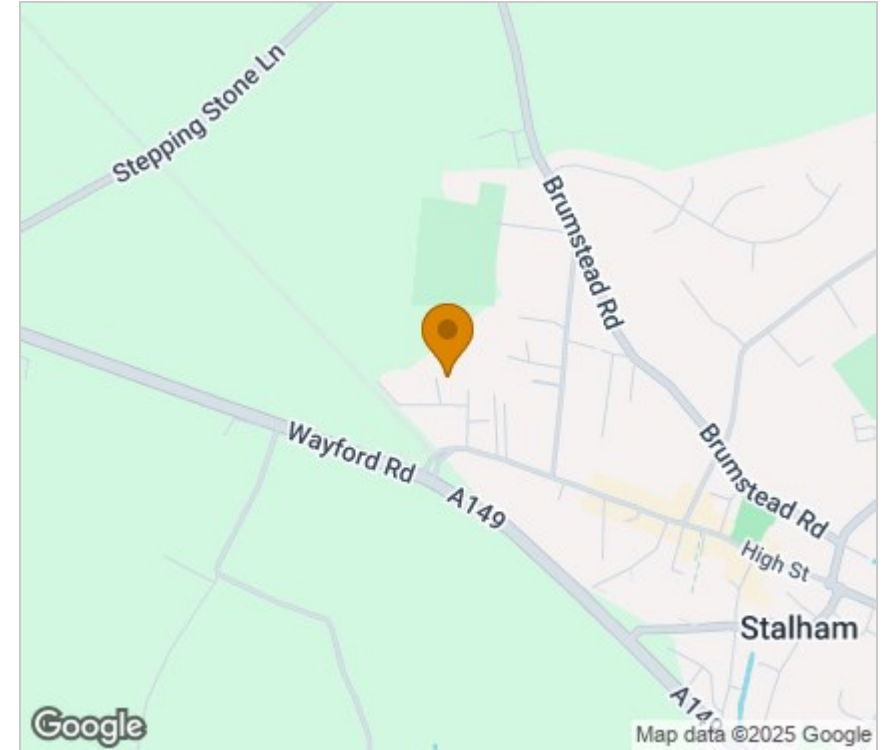
Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

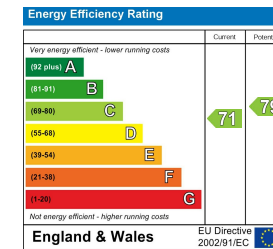
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## Area Map



## Energy Efficiency Graph



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