

Aldreds
Estate Agents



18 Pound Road, North Walsham, NR28 9HE

£180,000



2



1



1



F



£180,000

18 Pound Road

North Walsham, NR28 9HE

- Characterful Semi Detached House
- Now Requiring Refurbishment
- Gas Central Heating
- Garage
- Well Served North Norfolk Town
- Two Double Bedrooms
- Lots Of Character Features
- Enclosed Garden
- Convenient Location
- No Onward Chain

18 Pound Road, North Walsham, NR28 9HE

We are acting in the sale of the above property and have received an offer of £170,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Aldreds are pleased to offer this attractive older style semi detached house, situated in a pleasant position close to the local amenities of the town. Now requiring complete refurbishment and updating, this characterful property offers lots of potential for the keen DIYer or small builder.

The accommodation offered includes a entrance hall, lounge, dining room, kitchen, conservatory, two double bedrooms, bathroom and a separate w.c. The property retains many character features and offers gas fired central heating, a nicely enclosed garden and a brick built garage. Now offered with no onward chain, early viewing is highly recommended.



Entrance Hall

Part glazed entrance door, stairs to first floor landing with under stair cupboard, radiator, electric meters, doors leading off;

Lounge 11'5" extending to 12'5" into bay x 10'11" (3.5m extending to 3.81m into bay x 3.33m)

Window to front aspect, radiator, power points, telephone point, timber fireplace surround with tiled inset and hearth, original picture rail, wall lighting.

Dining Room 10'11" x 11'0" (3.34m x 3.37m)

Rear inward facing window, radiator power points, fitted shelving, original fireplace with tiled inset and hearth, picture rail.

Kitchen 8'4" at max x 10'11" reducing to 7'7" (2.56m at max x 3.33m reducing to 2.33m)

Windows to side and rear, radiator, range of fitted kitchen unit with rolled edge work surface and tiled splash back, stainless steel sink drainer, power points, plumbing for washing machine, wall mounted gas fired boiler, part glazed door giving access to;





Conservatory 12'5" x 4'7" (3.81m x 1.4m)

Glazed to side and rear, part glazed door to rear garden, pitched Polycarbonate roof, power point.

First Floor Landing

Window to front aspect, doors leading off;

Bedroom 1 11'5" x 10'11" (3.5m x 3.34m)

Window to front aspect, radiator, power points.

Bedroom 2 10'11" x 11'1" (3.34m x 3.39m)

Window to rear aspect, original fireplace, radiator, power point.

Bathroom

Rear facing window, airing cupboard housing hot water cylinder with immersion heater, panelled bath with shower attachment over, pedestal hand wash basin with tiled splash back, radiator, loft access.

Separate W.C.

Side facing obscure glazed window, low level w.c.

Directions

On New Road leaving the town centre, turn left into Pound Road as the road bends to the right and proceed a short way along where the property can be found on the left hand side, located by our 'For Sale' board.



Outside

A nicely enclosed front garden with mature hedgerows to boundaries with pathway leading to front entrance through a wrought iron pedestrian gate. Access to the rear of the property via a shared access leading to a brick built garage. The rear garden is nicely enclosed with close board panel fencing to boundaries, laid to lawn with brick pathway, pedestrian gate leading to garage.

Tenure

Freehold.

Services

Mains water, electric, drainage and gas.

Council Tax

North Norfolk District Council- Band: 'B'

Location

The Market Town of North Walsham offers a full range of local amenities and is conveniently located for access to the wonderful North Norfolk Coast and the unique Norfolk Broads. The town offers good public transport and road and rail links to the coastal town of Cromer and the Fine city of Norwich.

Reference

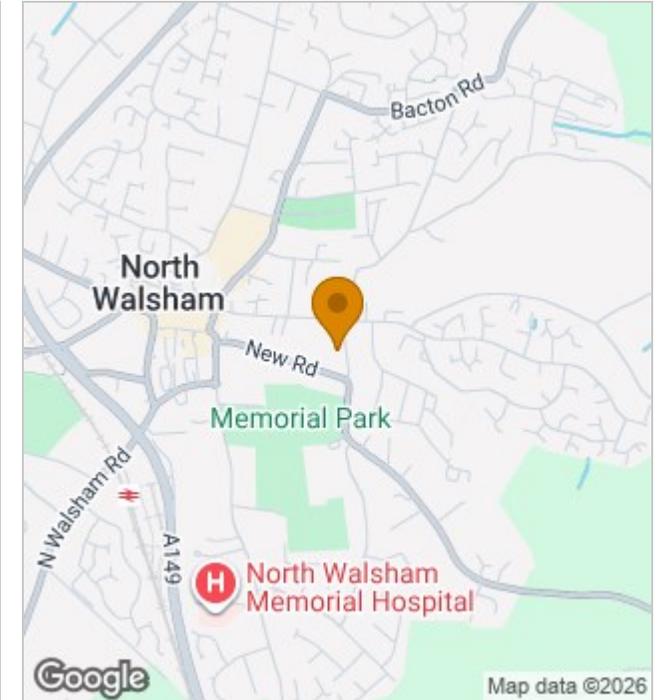
PJL/S10033



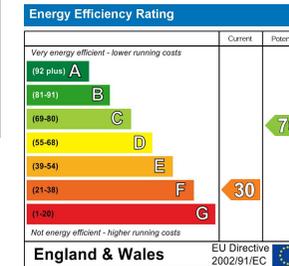
Floor Plans



Location Map



Energy Performance Graph



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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA