

Aldreds
Estate Agents

Roorkee, 2 Weavers Close, Stalham, NR12 9EG

Guide Price £190,000

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, Stalham, NR12 9EG

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- Popular Broadland Location
- Sale By Modern Method Of Auction (T & C's Apply)
- Electric Heating
- Convenient Location
- Three Bedrooms
- Tandem Double Garage
- Modern Fitted KItchen & Bathroom
- L-Shaped Lounge/Diner
- Off Road Parking
- Offered With No Onward Chain



Aldreds are pleased to offer this three bedroom semi detached house, situated in a convenient position close to the local amenities of this popular Broadland town. The accommodation offered included an entrance hall, cloakroom, L-shaped lounge/diner, kitchen, three bedrooms and a first floor bathroom.

A particular feature of the property is the tandem double garage with off road driveway parking and a nicely enclosed rear garden. The property offers electric heating, uPVC sealed unit double glazed windows and a modern fitted kitchen and bathroom. Now offered with no onward chain, early internal viewing is highly recommended.





Entrance Hall

Obscure glazed entrance door, window to front aspect, storage heater, doors leading off;

Cloakroom

Front facing obscure glazed window, low level w.c, corner hand wash basin with storage under, ventilation.

Hallway

Stairs to first floor landing, storage heater, electric fuse board, power point, doors leading off;

Lounge/Diner

Lounge Area 13'9" x 10'2" (4.2m x 3.1m)

Window to front aspect, two storage heaters, power points, telephone point, television point, wall mounted electric heater, open plan access to;

Dining Area 9'2" x 7'4" (2.8m x 2.25m)

Rear facing window, storage heater, power points, door giving access to;



Kitchen 12'3" x 8'8" at max (3.75m x 2.66m at max)

Two rear facing windows, a range of modern fitted kitchen units with work surface and tiled splash back, stainless steel sink drainer with mixer tap, plumbing for washing machine, power points, integrated electric double oven, ceramic hob, built-in cupboard with fitted shelving, integrated fridge, glazed door giving access to garage.

First Floor Landing

Window to side aspect, loft access, telephone point, power point, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Bedroom 1 10'3" at max x 8'9" (3.14m at max x 2.68m)

Window to rear aspect, wall mounted electric heater, power points, television point, built-in wardrobe.

Bedroom 2 10'2" x 9'10" (3.11m x 3m)

Window to front aspect, wall mounted electric heater, power points, television point.

Directions

From Aldreds Stalham office, proceed north along the High Street for approximately 150 yards before turning right into Weavers Close, where the property can be found on the left hand side, located by our 'For Sale' board.



Bedroom 3 10'4" reducing to 7'2" x 7'1" at max (3.15m reducing to 2.2m x 2.17m at max)
Built-in wardrobe, front facing window, storage heater, power point.

Bathroom
Rear facing obscure glazed window, fully tiled walls, white suite comprising of tiled in bath with shower over and shower screen, fitted units housing a hand wash basin and low level w.c., wall mounted electric heater, heated towel rail.

Outside
The property offers a brick weave front garden area, providing parking space and driveway to side leading to garage.

Tandem Double Garage 26'2" x 8'2" (8m x 2.5m)
With double front facing timber doors, door from kitchen, roof lights from side aspect, glazed French doors with glazed side panels leading to rear garden with up and over door leading to;

Rear Garage 17'3" x 8'2" (5.28m x 2.49m)
Side service door, power and lighting.

Garden
The property offers a nicely enclosed garden with a large patio area to the rear of the property, outside water supply, the rear garden is laid to lawn with raised beds, well stocked with shrubbery and planting to borders.

Agents Note
Our vendor advises that the solar panels are owned by them and it is a feed in tariff.

Tenure
Freehold.

Services
Mains water, electric and drainage.

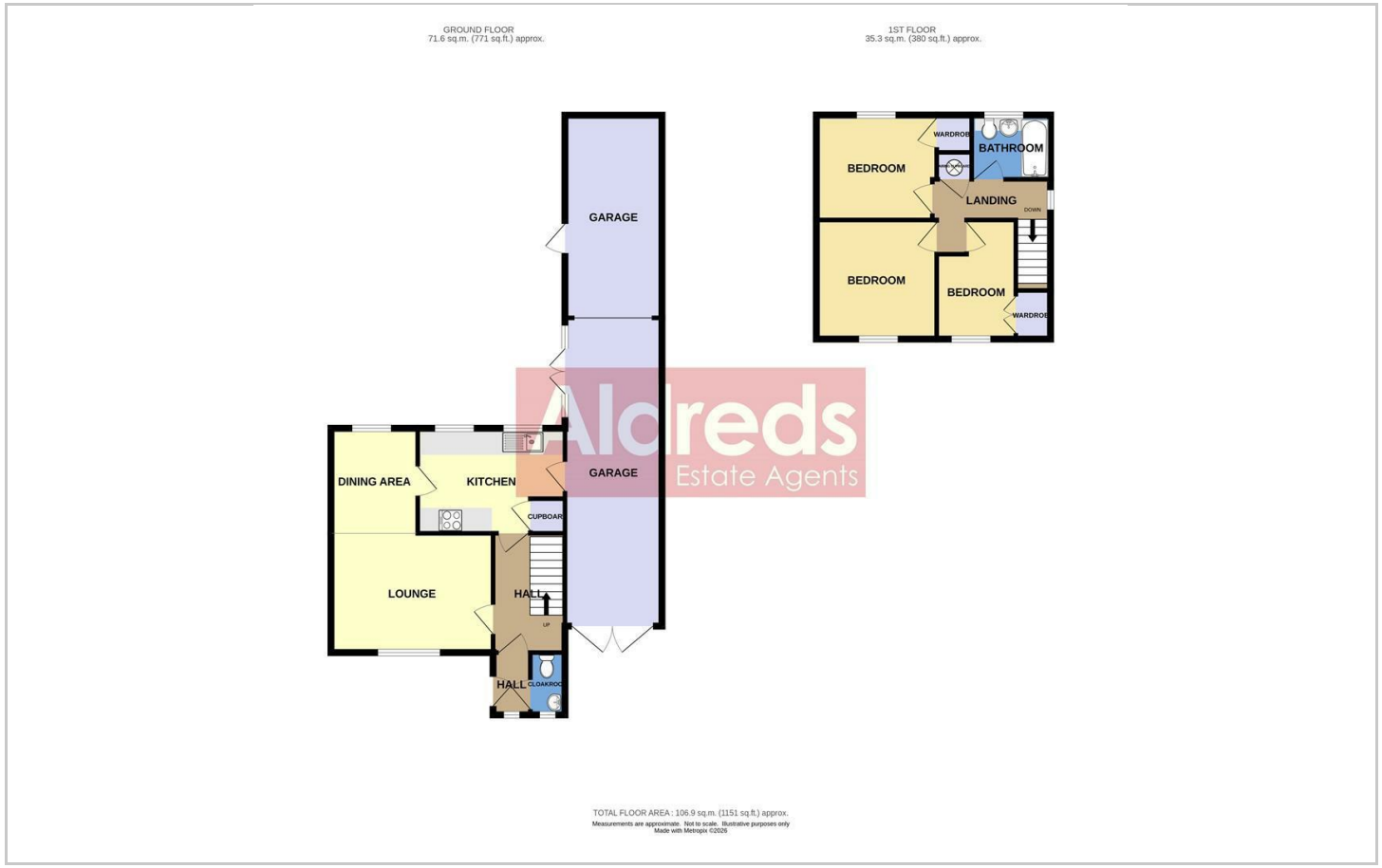
Council Tax
North Norfolk District Council - Band: B.

Agents Note - Auction Information
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

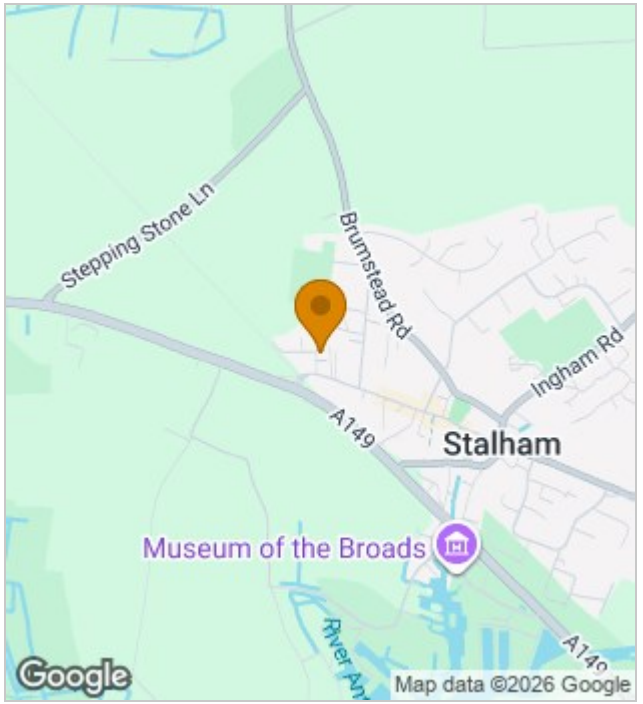
Location
Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is also handy for those looking to take advantage of the Norfolk Broads network and also it also has a regular bus service to Great Yarmouth and the fine City of Norwich.

Reference
PJL/S10083

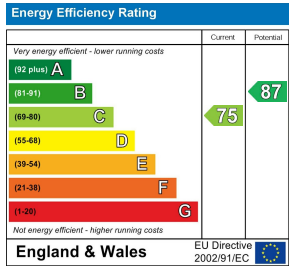
Floor Plans



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
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