



St. Benets Road, Stalham, Norwich, NR12 9DN

welcome to

St. Benets Road, Stalham, Norwich

This 3 Bedroom Mid-Terraced house would make an ideal first time buy or investment purchase in the popular town of Stalham with easy access to the Norfolk coast, Norfolk Broads and the city of Norwich!



Description

Situated in the popular Broads town of Stalham, this mid terraced house would make an ideal family home or renovation project with enclosed garden and three good size bedrooms. The property offers accommodation comprising entrance hall leading to dual aspect living room, kitchen and cloakroom on the ground floor. On the first floor you will find three good sized bedrooms off landing and a shower room. Externally, the property benefits from an enclosed rear garden laid with lawn and patio and two garden sheds.

Being sold with NO ONWARD CHAIN, call now to arrange a viewing!

Entrance Hall

Door to front, laminated flooring, electric heater and stairs to first floor

Cloakroom

WC, wash hand basin

Kitchen

Fitted kitchen with range of wall and base units with work surfaces over, double glazed window and door into garden, stainless steel sink drainer, laminate flooring, tiled splashbacks, electric cooker point, plumbing for washing machine and space for fridge freezer

Living /Dining Room

Dual aspect living room with double glazed window to front aspect and door into garden, storage cupboard, fireplace feature and carpeted flooring

Landing

Carpeted flooring and loft access

Bedroom 1

Double glazed window to rear aspect and carpeted flooring

Bedroom 2

Double glazed window to rear aspect and carpeted flooring

Bedroom 3

Double glazed window to front aspect and carpeted flooring

Bathroom

Suite comprising shower cubicle, WC, wash hand basin, extractor fan, towel rail, airing cupboard housing water tank, part tiled walls and double glazed window to front aspect

External

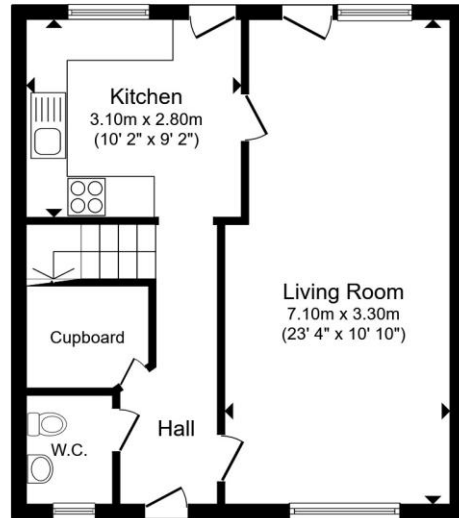
Enclosed rear garden with patio and lawn, hedges and fencing with two garden sheds.

Agents Note

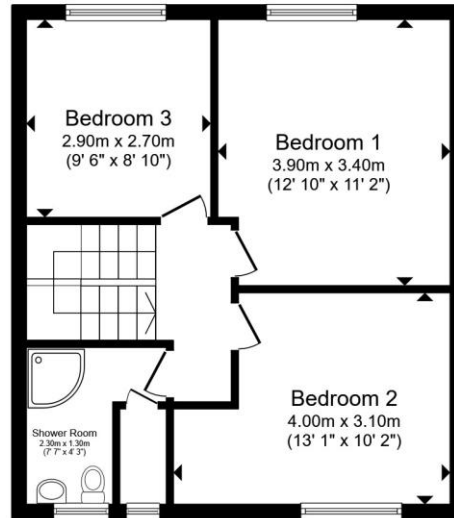
The s157 restriction requires that a prospective purchaser must have lived or worked in Norfolk for at least three years (without a break) at the date of purchase.

In the case of joint purchasers, only one of the purchasers needs to have lived or worked in Norfolk for three years before their purchase.

The s157 restriction also applies if the owner lets the property. The tenants must have previously lived or worked in Norfolk for the three years before starting their tenancy.



Ground Floor



First Floor

Total floor area 88.0 m² (948 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



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welcome to

St. Benets Road, Stalham, Norwich

- Dual Aspect Living Room
- No Onward Chain
- Ideal First Time Buy or Investment Purchase
- Downstairs WC
- Walking Distance to Stalham Town Centre, Shops & Schools

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS108666 - 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.

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