



Coastline Village, Walcott, Norwich, NR12 0NE



welcome to

Coastline Village, Walcott, Norwich

This is a well-built 2-bedroom semi-detached bungalow with easy to maintain garden. Just minutes from the beach at Walcott, a popular coastal village with local amenities such as pubs, shops, cafés and chip shops.

Description

A well-presented, clean & tidy 2-bed semi-detached bungalow, situated on the popular Coastline Village in Walcott. Walking distance from the beach and other local amenities, providing the perfect escape from busy city living. The accommodation comprises an open plan living/dining area, kitchen, two well-proportioned bedrooms and a main bathroom. The rear garden is easy to maintain. The front is mostly shingle and has 2 allocated parking spaces.

Lounge

Front door leads straight into the lounge area. With wooden double glazing to front and side aspect. with carpeted flooring and storage heaters.

Kitchen

Laminate flooring, part tiled walls and a range of base and wall units. space for fridge freezer, washing machine and cooker. Electric heater.

Hallway

with doors to

Bedroom 1

with carpeted flooring, Storage heater and wooden double glazed window.

Bathroom

with vinyl flooring, half tiled walls and wooden double glazed window to the rear aspect. Bath with shower over, W/C and ceramic wash basin. Airing cupboard with water tank. Extractor fan and electric heater.

Bedroom 2

Carpeted flooring, storage heater and wooden double glazed window to the front aspect.

Exterior

To the front aspect there is allocated parking.

To the rear there is a reasonably sized garden with lawned areas and flower beds. A timber built shed and a small area of patio with shingle walkways in between.

welcome to

Coastline Village, Walcott, Norwich

- No Onward Chain
- 2 Bed Semi-Detached Bungalow
- Coastal Location
- Cafes and Amenities within Walking Distance

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000

view this property online williamhbrown.co.uk/Property/NWS108632



Property Ref:
NWS108632 - 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 buyer's 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.



william h brown



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



williamhbrown.co.uk