



Trafalgar Terrace, Avenue Road, North Walsham NR28 9JS

welcome to

Trafalgar Terrace, Avenue Road, North Walsham

This well presented two bedroom mid-terraced cottage situated within walking distance of North Walsham town centre would make an ideal first time buy or investment purchase with off road-parking and a low maintenance rear garden.



Situated in walking distance to North Walsham marketplace, schools, shops and all other amenities. The property consists of two bedrooms and two reception rooms over two floors. Downstairs you will find the lounge, dining room and kitchen. Upstairs you will find the original wooden flooring and two good sized bedrooms as well as a spacious bathroom. Externally the property offers off-road private parking and fully enclosed, low maintenance garden to the rear.

Lounge

9' 11" narrowing to x 10' 8" (3.02m narrowing to x 3.25m)
Double glazed door and window to the front aspect, radiator, carpeted flooring, TV point and access to both the stairs to the first floor and dining room.

Dining Room

9' 11" narrowing to x 10' 8" (3.02m narrowing to x 3.25m)
Double glazed window to the rear aspect, radiator, carpeted flooring and TV point

Kitchen

10' 3" narrowing to x 5' 5" (3.12m narrowing to x 1.65m)
Double glazed door and window to side aspect, stainless steel basin, electric hob and oven, space for fridge freezer, a radiator and laminate flooring.

First Floor Landing

Carpeted flooring, radiator and access to loft with ladder.

Bedroom One

9' 11" narrowing to x 10' 8" (3.02m narrowing to x 3.25m)
Double glazed windows to front aspect, radiator and original wooden flooring.

Bedroom Two

9' 11" narrowing to x 7' 3" (3.02m narrowing to x 2.21m)
Double glazed window to the rear aspect, original wooden flooring and radiator.

Bathroom

5' 6" narrowing to x 10' 4" (1.68m narrowing to x 3.15m)
Original wooden flooring, bath with shower attachment, WC and wash basin, new boiler (less than 10 years), airing cupboard and double-glazed window to side aspect

Front Garden

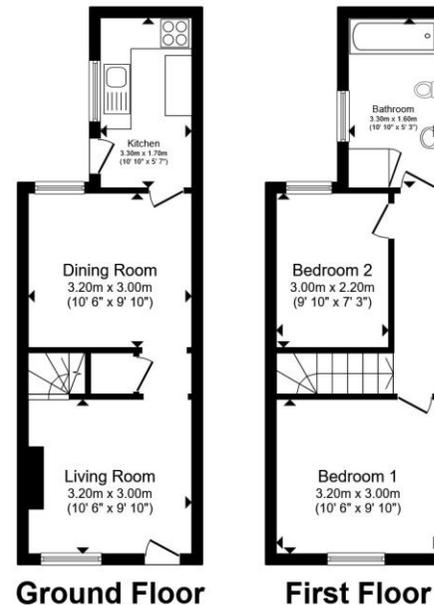
Concrete off road parking, gravel and flower beds.

Rear Garden

Fully enclosed, patio and gravel, two separate sheds and mature trees.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



Total floor area 57.0 m² (613 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

Trafalgar Terrace Avenue Road, North Walsham

- Original Character Features
- Two Reception Rooms
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Driveway Parking
- Walking Distance to North Walsham Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109945 - 0004

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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