

propertyladder



Howlett Close, North Walsham, NR28

A Two Bedroom Mid Terrace Home Offered At 75% Of Its Full Market Value

£160,000 FREEHOLD



**BRITISH
PROPERTY
AWARDS**

2023, 2024 & 2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

The Smart Move Too Homeownership Awaits

Offered to market at 75% of its market value, this mid terrace home in the popular market town of North Walsham presents an exciting opportunity for eligible purchasers seeking an affordable route onto the property ladder!

The accommodation begins with an entrance hall, with a convenient ground floor WC immediately to the left, followed by a smartly appointed kitchen featuring a range of built in appliances and housing the gas combi boiler. To the rear, a spacious lounge/diner spans the full width of the property, providing an excellent space for both relaxing and entertaining, further complemented by a useful under stairs storage cupboard. Upstairs, the first floor offers two well-proportioned double bedrooms alongside a family bathroom.



“a spacious lounge/ diner spans the full width of the property, providing an excellent space for both relaxing and entertaining”



- Discounted Market Sale - 75% Of Current Market Value
- Privately Owned Solar Panels Offering Reduced Household Running Costs
- Two Double Bedrooms
- One Allocated Parking Space Directly To Front
- Ground Floor WC & First Floor Bathroom
- Spacious Lounge/Diner Accommodation
- Smart Fitted Kitchen & Gas Combi Boiler



Location

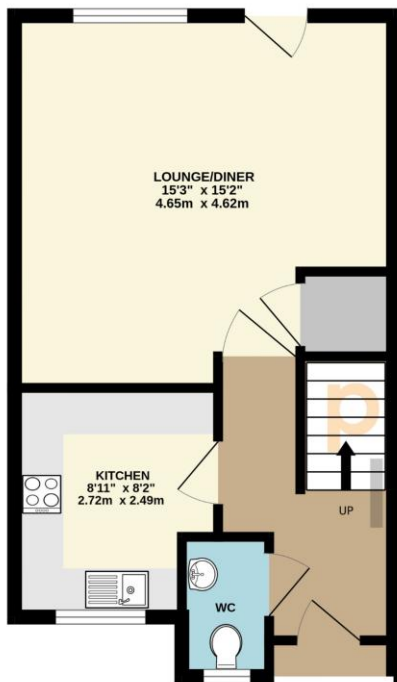
North Walsham is a popular and historic market town in North Norfolk, offering a comprehensive range of amenities to cater for everyday needs. The town centre features a variety of independent shops, cafés, restaurants and supermarkets, alongside well regarded schooling options, healthcare facilities and leisure amenities. Excellent transport links are available, including a railway station providing regular services to Norwich, while the nearby North Norfolk coastline and surrounding countryside offer an abundance of scenic walks and outdoor pursuits. Combining traditional market town charm with convenient access to essential amenities, North Walsham remains an appealing location for a range of buyers.



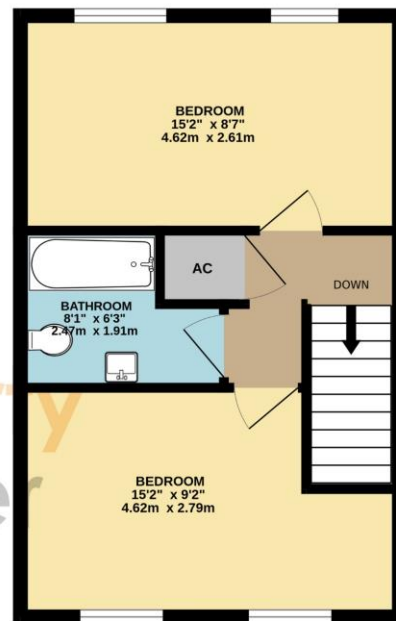
Outside

Outside, the property benefits from an allocated parking space situated directly to the front of the house. To the rear, the fully enclosed and low maintenance garden is arranged with a combination of patio and shingle, alongside a useful outdoor shed providing additional storage. The garden can be accessed directly from the property or via a shared alleyway leading around to the front of the terrace.

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Full EPC available upon request
EPC - ORDERED

Council Tax Band: B

Local Authority: North Norfolk District
Council

Services Connected: Mains Water, Mains
Drainage, Mains Gas, Electricity



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Prospective purchasers should make their own enquiries regarding the property, including matters relating to planning, building regulations, alterations, boundaries, tenure and any other relevant consents or restrictions. Property Ladder has not tested any services, systems, appliances, equipment or facilities and purchasers should satisfy themselves as to their condition, operation and suitability.

Any information relating to the property which may be considered material should be verified by the purchaser and their legal adviser before entering into a contract.

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