



Nelson Way, Mundesley Norwich NR11 8JD

welcome to

Nelson Way, Mundesley Norwich

This two-bedroom mid-terrace in popular coastal Mundesley is just a short walk from amenities and the beach. It features an enclosed rear garden and allocated parking, ideal for first time buyers or as an investment opportunity!



Description

Nestled within the highly desirable coastal village of Mundesley, this well presented two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, downsizers, or those seeking a peaceful coastal retreat. The property is ideally positioned within walking distance of the village centre, local amenities, and the stunning sandy beach, providing a wonderful blend of convenience and coastal living.

This well-maintained home offers bright, comfortable accommodation throughout, complemented by an enclosed rear garden and the added benefit of allocated parking, making it both practical and appealing. With a layout designed for ease of modern living and a location that embraces the charm of seaside life, this property truly stands out for its exceptional setting and thoughtful presentation. Accommodation comprises two bedrooms, bathroom, lounge kitchen/diner and cloakroom.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double-glazed door to front aspect, storage heater, stairs with stairlift to first floor, telephone point, carpeted flooring.

Cloakroom

Double-glazed window to front aspect, WC, wash hand basin, part tiled, consumer unit, vinyl flooring.

Lounge

Double-glazed window to front aspect with fitted blinds, television and telephone point, capped gas mains point for now removed gas fire, air-conditioning unit, electric storage heaters and carpeted flooring.

Kitchen/Diner

Fitted kitchen with a range of wall and base units with work surfaces over, integrated undercounter fridge, stainless steel sink and drainer, built in dishwasher, built in washing machine, space for fridge/freezer in dining area, electric oven and hood, induction hob, pantry cupboards, spotlights, storage heater, understair storage cupboard, vinyl flooring, double-glazed window and door to rear aspect and a double-glazed door to rear aspect.

First Floor Landing

Airing cupboard with hot water tank, loft access and carpeted flooring.

Bedroom One

Double-glazed window to front aspect, with fitted blinds, fitted wardrobes with drawers and shelving and hanging space, over-stair storage cupboard, storage heater, air-conditioning unit and carpeted flooring.

Bedroom Two

Double-glazed window to rear aspect and carpeted flooring.

Bathroom

Suite comprising shower cubicle with shower boarding, towel rail, WC, wash hand basin vanity unit, vinyl flooring and a double glazed window to the rear aspect.

Exterior

The property offers an enclosed private, low maintenance rear garden with garden shed, patio, flower borders and rear gate. The property includes an allocated parking space in a communal parking with a space for visitor parking at the front of the property.



view this property online williamhbrown.co.uk/Property/NWM110268



welcome to

Nelson Way, Mundesley Norwich

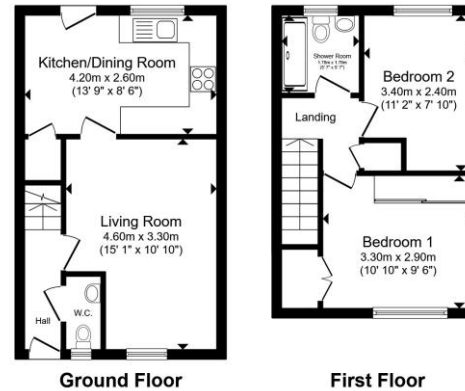
- Two Bedroom Mid Terraced Home
- Popular Coastal Village Location
- Short Walk to Mundesley Beach & Local Amenities
- Well Presented, Low Maintenance Accommodation
- Air Conditioning Units in Two Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£200,000



Total floor area 57.6 m² (619 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

william
h brown



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM110268



Property Ref:
NWM110268 - 0003

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.

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 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk