





**The Crescent,Walcott Norwich NR12 0NH**

william h brown

***welcome to***

## The Crescent, Walcott Norwich

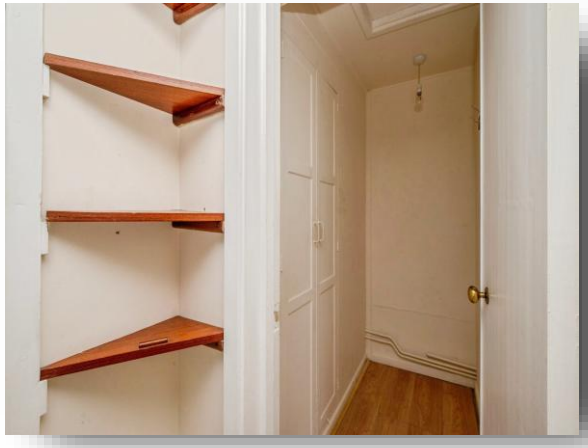
2 Bedroom Detached Bungalow with garage, driveway & sizeable front and rear gardens offering space and privacy. Located in the popular coastal village of Walcott providing local amenities such as a shop, pub and cafe. The property is a short walk to the beach and is being sold with NO ONWARD CHAIN













**Lounge**
16' 3" max x 10' 2" ( 4.95m max x 3.10m )
Brick built chimney breast with open fireplace, built in shelving, double glazed window to the front aspect, radiator and vinyl flooring.

**Kitchen**
10' 9" x 10' 4" ( 3.28m x 3.15m )
Fitted kitchen with range of wall and base units with work surfaces over, plumbing for washing machine, Space and point for cooker, space for undercounter fridge/freezer, sink drainer, decorative tiled splashbacks, central heating boiler, double glazed window to the rear aspect, upvc double glazed door to the side and vinyl wood effect flooring.

**Hallway**
Airing cupboard and vinyl flooring.

**Bedroom One**
14' 3" max x 10' 2" ( 4.34m max x 3.10m )
Built in wardrobe, double glazed window to the front aspect, radiator and carpeted flooring.

**Bedroom 2**
11' 2" x 10' 2" max ( 3.40m x 3.10m max )
Built in wardrobe and shelving, double glazed window to the rear aspect and carpeted flooring.

**Bathroom**
Suite comprising shower cubicle with electric shower, ceramic hand wash basin and WC, towel rail, tiled back wall, vanity unit with mirror above, radiator, double glazed frosted window to the rear aspect and vinyl flooring.

**Exterior**
The front of the property is laid to lawn with flower beds, plants and shrubs, gravel driveway and pathway leading to the side gate. Mature tree alongside the driveway. Garage with up and over door, enclosed rear garden is mainly laid to lawn with a concrete base footpath, raised flower beds with fruit trees and shrubs, 2 sheds, greenhouse with concrete base and drain, outside tap.

**Aml Fee**
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.

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# The Crescent, Walcott Norwich

- NO ONWARD CHAIN
- Detached Bungalow
- Coastal and Village Location
- Garage and Driveway
- Private Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A



Floor Plan Garage

## £220,000









Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/NWS108873

The Property Ombudsman

Property Ref:
NWS108873 - 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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