



The Wherry, Coast Road, Bacton NR12 0EW

welcome to

The Wherry, Coast Road, Bacton

This one bedroom, two reception room ground floor flat is within a stone's throw to the beach and close to all local amenities. This property would be perfect for a first-time buyer, investor or even as a second home close to the beach for those looking for peace and quiet.



Situated close to the beach in beautiful Bacton village centre. This spacious one bedroom, two reception room flat would be ideal for a first time buyer, investment or even as a second home for holidays. The property offers accommodation comprises a garden room, lounge, kitchen, hallway, bathroom and bedroom. Externally the property offers landscaped gardens with mature trees, a pond, artificial grass and two outbuildings. This property is being sold with NO ONWARD CHAIN.

Garden Room

Fully carpeted, part bricked construction, UPVC windows to the front and side aspect and door to the front aspect,

Lounge

Double glazed door to garden room, fully carpeted, electric radiator and TV point.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink drainer, electric oven and hob, plumbing for washing machine, space for fridge freezer, spotlights, laminate flooring and a double glazed window to the side aspect.

Hallway

Partly carpeted and tiled, plumbing for washing machine and a double glazed skylight window.

Bathroom

Suite comprising bath with shower over, electric towel rail, hot water tank, WC. standalone basin, mosaic tiled flooring and double glazed skylight window.

Bedroom

Double glazed window to the side aspect, fully carpeted, electric radiator and TV point.

External

Landscaped garden with mature trees, pond, artificial grass and two outbuildings



Floor Plan

Total floor area 71.7 m² (771 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

The Wherry Coast Road, Bacton Norwich

- NO ONWARD CHAIN
- Landscaped Garden with Pond
- Two Reception Rooms
- Close Proximity to Bacton Beach
- Refurbished/ Renovated Public House
- Development of Five Apartments

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 23 May 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109985 - 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.

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.



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