



18 Hamilton Close

North Walsham, North Walsham, NR28 0AQ

- 2 Bedroom 1st Floor Flat
- Garage
- In Need Of Modernisation
- Long Lease

£125,000

EPC Rating '67D'





Property Description

DESCRIPTION

A modern purpose built first floor flat located in a convenient position near the end of a cul de sac within a short walk of the town centre. The property has a private external entrance door and its accommodation is arranged to provide two bedrooms, lounge, kitchen and bathroom. There is also gas fired radiator central heating, UPVC double glazing and a single garage.

LOCATION

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities. The town also has a railway station providing services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.



Accommodation

Private external entrance door and staircase to:

Hallway

Radiator, doors to all rooms.

Lounge

14' 2" x 10' 2" (4.32m x 3.1m) Radiator, TV aerial socket, window to front, textured ceiling.

Kitchen

8' 4" x 7' 11" (2.54m x 2.41m) Single drainer stainless steel sink unit with drawers and cupboards under, further single base unit and matching double and single all cupboards, built in larder cupboard, radiator, wall mounted gas fired boiler, window to front.

Bedroom 1

10' 2" x 9' 10" (3.1m x 3m) Radiator, window to rear.

Bedroom 2

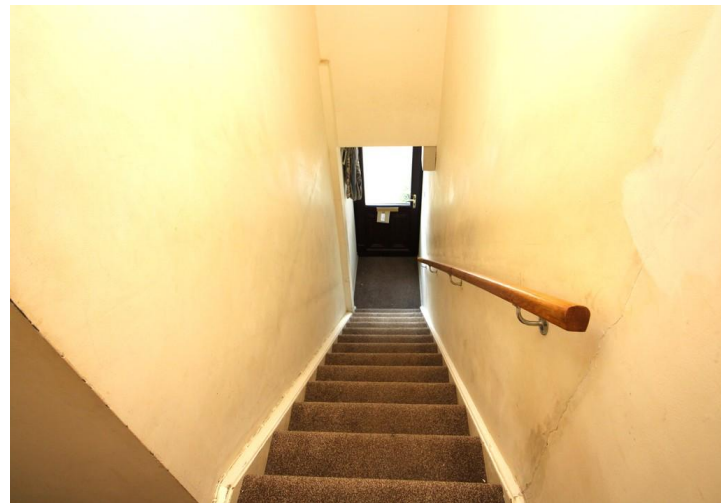
11' 3" x 6' 6" (3.43m x 1.98m) Radiator, window to rear.

Bathroom

Burgundy coloured suite comprising panelled bath with tiled splashbacks, low level WC, pedestal hand basin with tiled splashbacks, radiator, extractor fan.

Outside

The property has a single garage at the end of the cul de sac.





REFERRALS

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

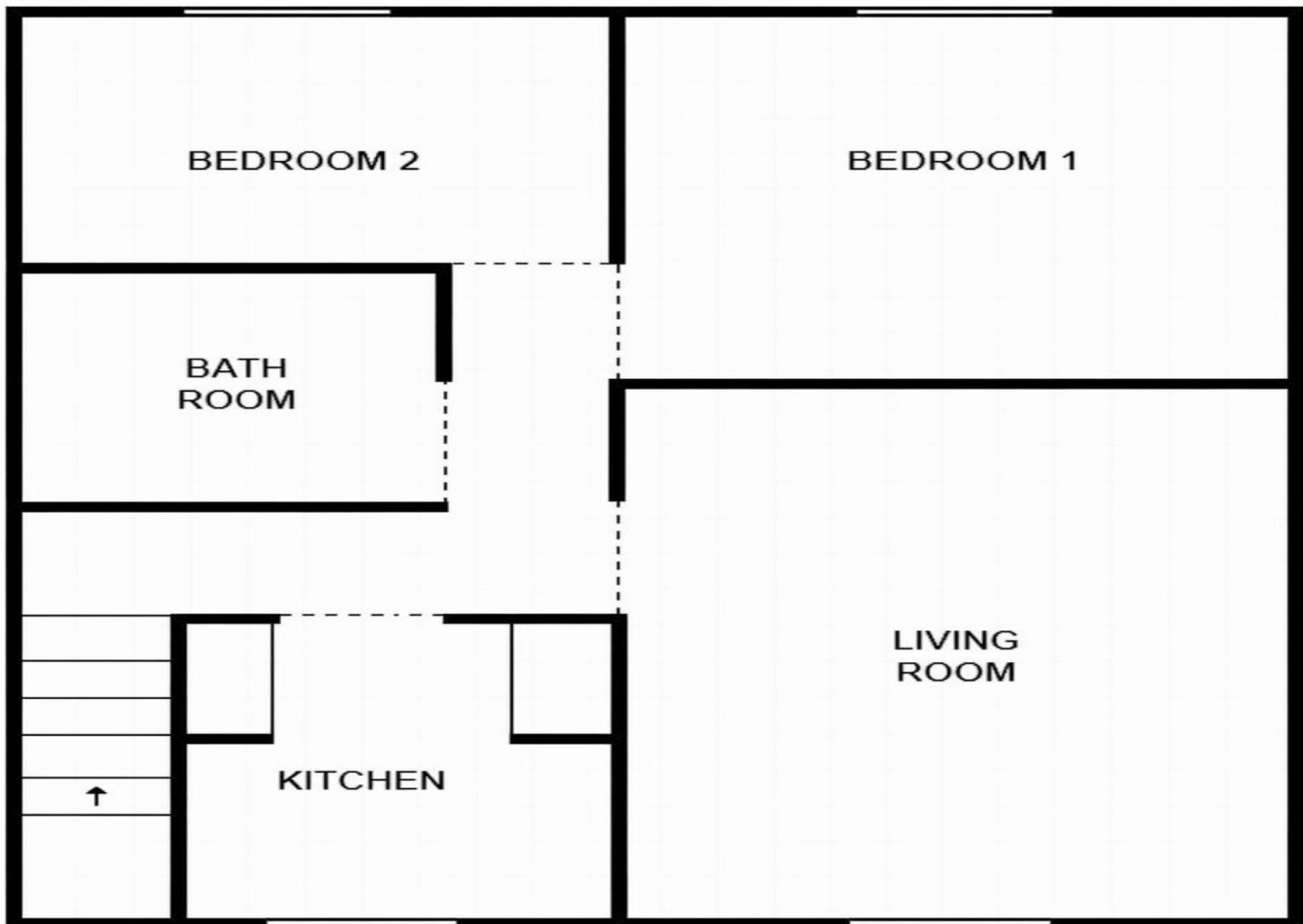
If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan *(Not to scale and intended as an approximate guide to room layout only)*



Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains: Gas, electricity, sewerage

Tenure

Leasehold

Possession

Vacant possession on completion

Council Tax Band

Band A

Directions

From the main town centre car park on Vicarage Street turn right. Turn right onto Mundesley Road, and then immediately left into Northfield Road. Take the left hand turning into Nelson Way, and follow the road round to the right into Hamilton Close. The property can be found if you take the right hand turn at the end of the road it's the second door in.

29-30 Market Place
North Walsham
Norfolk
NR28 9BS

www.acornprop.co.uk
team@acornprop.co.uk
01692 402019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.