



Howlett Close, North Walsham NR28 0BF

welcome to

Howlett Close, North Walsham

This two bedroom mid-terraced home with parking and rear garden would make an ideal first time buy or investment purchase and is within walking distance to North Walsham town centre.



Description

This two bedroom terraced property would make an ideal property for someone looking to purchase their first home, or a landlord desiring to increase their portfolio, being offered with NO ONWARD CHAIN, and within walking distance to North Walsham town centre, amenities, shops and the local football club. The property offers accommodation comprising entrance hall, cloakroom, kitchen and lounge/ diner on the first floor. The first floor boasts two good sized double bedrooms and a family bathroom. Externally, the property benefits from allocated parking to the front, and a rear garden accessible via a rear gate, mainly laid to lawn and fully enclosed with patio area. The property would benefit from cosmetic upgrades throughout including flooring and decorating. Call now to book your viewing!

Entrance Hall

Double glazed door to the front aspect, stairs to the first floor, heating controls, telephone point and radiator.

Cloakroom

Double glazed window to the front aspect, WC, wash hand basin, extractor fan and laminate flooring.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink drainer, space for fridge freezer, space and plumbing for washing machine or dishwasher, space for cooker/ hob, gas central heating boiler, tiled splashback, laminate flooring and a double glazed window to the front aspect.

Lounge/ Diner

Double glazed window and door to the rear aspect, allowing access into rear garden, storage cupboard and two radiators.

First Floor Landing

Access into loft space, airing cupboard and radiator.

Bedroom One

Two double glazed windows to the rear aspect and radiator.

Bedroom Two

Two double glazed windows to the front aspect and radiator.

Family Bathroom

Suite comprising bath with mixer tap and shower over, WC, wash hand basin, part tiled walls and laminate flooring.

Exterior

The property offers parking to the front of the property with one allocated parking space accompanied by a small lawn area. The rear garden can be accessed via a rear gate and is fully enclosed, mainly laid to lawn with a patio area.

Agents Note

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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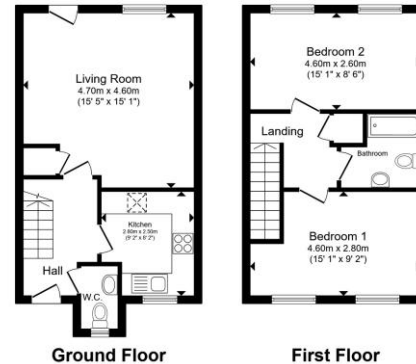
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Howlett Close, North Walsham

- No Onward Chain
- Allocated Parking
- Rear Garden
- Upstairs Bathroom & Downstairs Cloakroom
- Lounge/ Diner

Tenure: Freehold EPC Rating: C

Council Tax Band: B



Total floor area 70.8 m² (762 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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£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM110349 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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