





Mount Pleasant, Walsingham NR22 6DE

william h brown

welcome to

Mount Pleasant, Walsingham

Beautifully renovated three-bedroom home in the heart of Walsingham, featuring stylish open-plan living, a modern shaker kitchen, multi-fuel burner, solar panels and ample off-road parking. Finished to a high standard throughout, this turnkey property is ready to move straight into.













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.
This property is subject to a Section 157 restriction. Prospective purchasers should seek independent legal advice and make enquiries regarding eligibility before proceeding.

Accommodation
Entrance Hall
Living Room
Wood flooring, double glazed uPvc window to front, multifuel 5.kW burner with tiled surround and feature fireplace, Eco panel heater

Kitchen
Sage green shaker wall and base units, stainless steel sink with drainer, electric hob and integrated single oven with stainless steel extractor fan, wood effect worktop, breakfast bar with base units that match the kitchen, double glazed uPvc window to rear, stylish light fitting over the breakfast bar, space for fridge/freezer and washing machine. Amtico flooring.

Bathroom
WC, sink with marble surround, p shaped bath with electric shower over and glass screen, double glazed uPvc window with obscured glass, Amtico flooring.

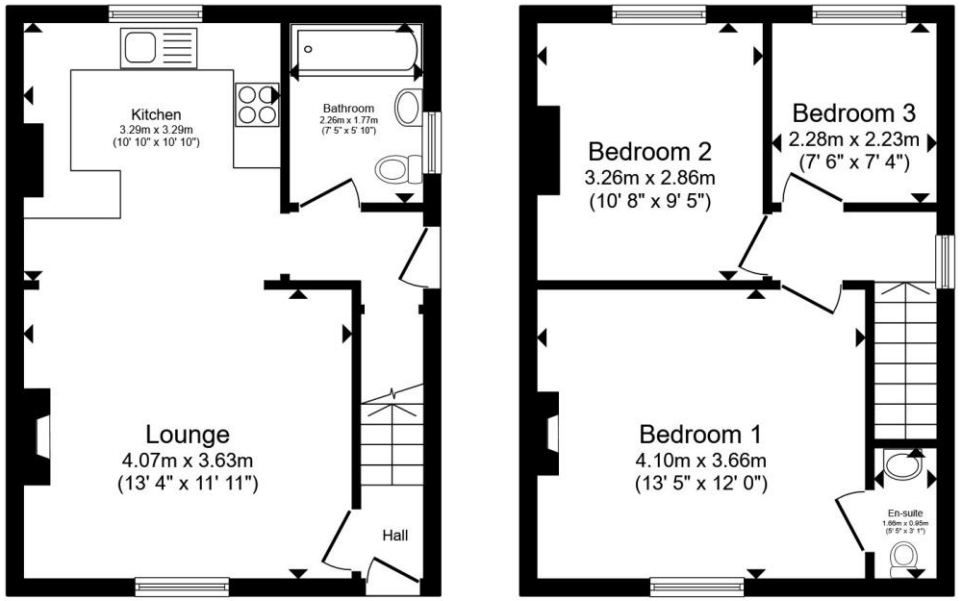
Bedroom 1
Wood flooring, feature fireplace for decorative purposes, electric heater, double glazed uPvc window to front, Eco panel heater

En-Suite
WC and sink with vanity unit built in

Bedroom 2
Wood flooring, electric heater, double glazed uPvc window to rear, Eco panel heater

Bedroom 3
Wood flooring, electric heater, double glazed uPvc window to rear, Eco panel heater

Outside
To the front there is ample off-road parking via shingle driveway, the rest is laid to turf and borders for shrubs. To the rear the garden is spacious and laid to turf, leaving the new homeowners with the choice of how they would like to style the garden. There is a side gate which provides access to the driveway. In the rear garden, there is an outside tap.



Ground Floor **First Floor**

Total floor area 70.9 m² (763 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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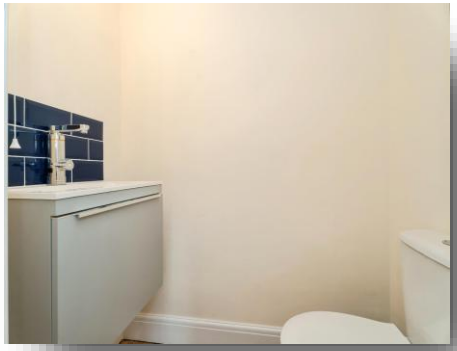
Mount Pleasant, Walsingham

- GUIDE PRICE £235,000 - £245,000
- Beautifully Renovated Three Bed Property
- Open Plan Kitchen Living Area
- 5kW Multi-Fuel Burner and Oak Doors
- Ample Off Road Parking

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

£235,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108913 - 0006

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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