







2 Lower Cottage Kings Arms Street I I North Walsham

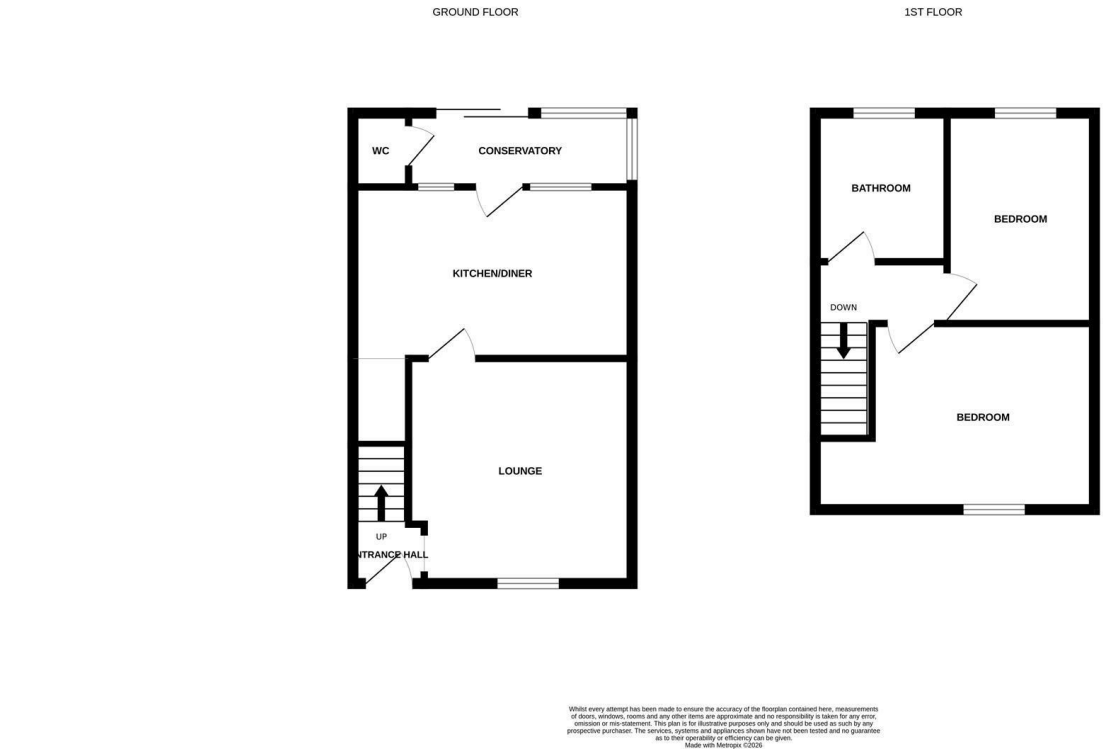
Guide Price £180,000

GUIDE PRICE £180,000 - £190,000 Gilson Bailey are delighted to offer this beautiful two-bedroom home, tucked away in the thriving market town of North Walsham, combining charming character with stylish modern living in a peaceful yet convenient setting. Finished to an exceptional standard throughout, the accommodation comprises a welcoming entrance hall, a comfortable lounge, a contemporary kitchen/dining room, a bright conservatory and a convenient ground floor WC. Upstairs, there are two generous double bedrooms and a modern family bathroom. Outside, the property is complemented by a delightful mature cottage-style garden, providing a private and tranquil space to relax and entertain, while to the rear there is the added benefit of an additional freehold area with rear access, offering the perfect space for a garden shed, additional storage or a variety of practical uses. Having undergone extensive improvements in recent years, the home benefits from a newly fitted kitchen, new flooring throughout, replacement double glazed windows and doors, complete redecoration, a modern gas central heating boiler and a 2021 electrical consumer unit, allowing any new owner to move straight in with complete peace of mind. The property has also been re-roofed in recent history and features skylights in the loft space, presenting exciting potential to create additional living accommodation, subject to the necessary planning permissions and building regulations. Combining character, quality and future potential in a sought-after market town with an excellent range of local amenities and transport links, this is a superb opportunity to acquire a turnkey home, and early viewing is highly recommended.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location
North Walsham is a thriving market town with road and rail links to both Norwich and the picturesque North Norfolk coastline. The town offers a wide variety of supermarkets, independent retailers, bars, cafes, parks and schooling for all ages.

Accommodation Comprises
Front door to:

Entrance Hall
Door to lounge and stairs to first floor.

Lounge 12'0" x 11'11"
Double glazed window, radiator.

Kitchen/Diner 14'11" x 9'2"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, radiator, understairs storage, two double glazed windows, boiler, door to rear.

Conservatory 11'4" x 3'10"
Sliding patio doors, hand wash basin, radiator.

WC
Low level WC.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 14'11" x 9'11"
Double glazed window, radiator.

Bedroom Two 11'4" x 7'10"
Double glazed window, radiator.

Bathroom 8'2" x 6'8"
Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan, frosted double glazed window.

Outside
Mature, enclosed front garden with plants and shrubs and a small courtyard garden to the rear with storage area.

Local Authority
North Norfolk Council, Tax Band A.

Tenure
Freehold

Utilities
Fibre to the property.
Mains, gas, water and electric.

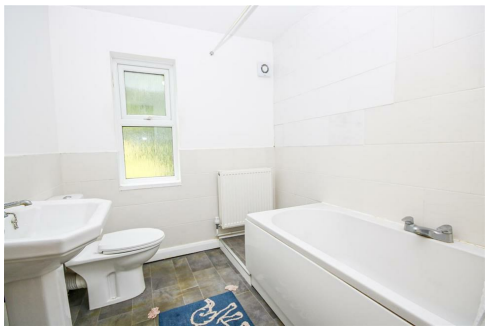
Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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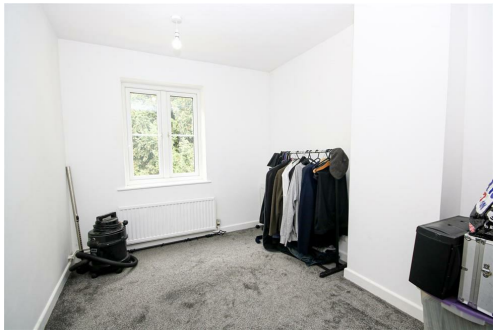
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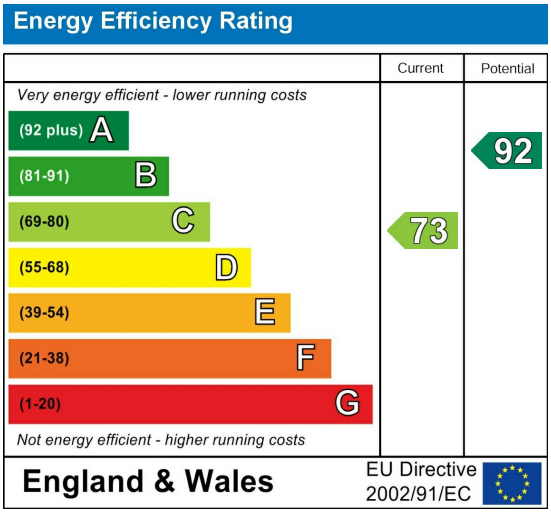












Local Authority

North Norfolk Council, Tax Band A

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.