



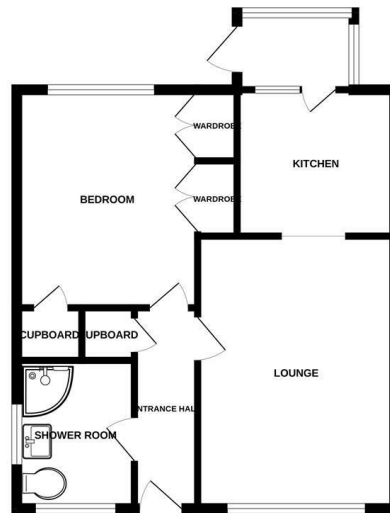
6 Dunkerley Court | Stalham | Norwich | NR12 9EW

Offers In The Region Of £170,000

****OVER 55'S BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this one-bedroom semi-detached retirement bungalow, ideally located within the sought-after market town of Stalham. The accommodation is thoughtfully arranged and comprises an entrance hall, comfortable lounge, fitted kitchen, bedroom and shower room, while outside residents benefit from a communal car park, well-kept communal gardens and a private enclosed rear garden. Further features include double glazing, electric storage heating and the advantage of no onward chain, making this an ideal and manageable home for those looking to downsize and enjoy a relaxed retirement lifestyle. Early viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, fixtures and appliances shown here are not shown to scale and are not guaranteed as to their operation or efficiency and may be given. Made with Metaplan 12/2019

Location

Stalham is a popular Broadland market town offering many facilities including schools, doctor's dentist, vets, a variety of shops including major supermarket. There is great access to the Broads and bus services run from Stalham and Greater Anglia train services from the Broads village of Wroxham and North Walsham to the city of Norwich. Easy access to the popular beaches of Sea Palling and Happisburgh.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, bedroom and shower room.

Lounge 14'11" x 10'11"

Double glazed window, two electric heaters.

Kitchen 8'7" x 7'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, door to rear porch.

Bedroom 11'9" x 9'10"

Double glazed window, electric heater, built in wardrobes.

Shower Room 8'2" x 5'9"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

Outside

Paved rear garden enclosed by timber fencing, well maintained communal gardens and a residents car park.

Local Authority

North Norfolk Council, Tax Band C.

Tenure

Freehold

Service charge £174.69pcm

Utilities

Fibre to the property.

Mains 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

North Norfolk Council, Tax Band C

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.

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