





Chapel Yard, Wells-Next-The-Sea NR23 1BJ

william h brown

welcome to

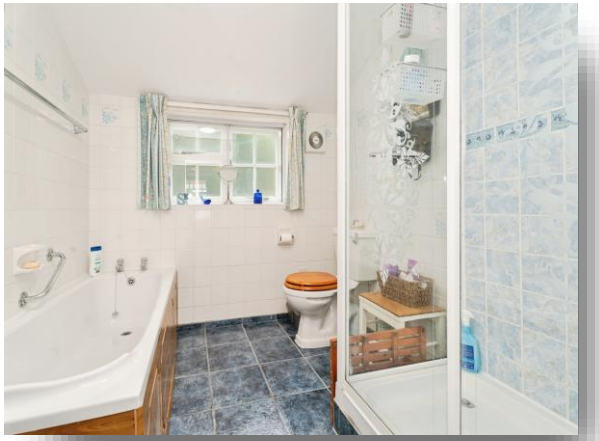
Chapel Yard, Wells-Next-The-Sea

Hidden away just moments from the Quay, this exquisite Grade II Listed cottage combines period charm with coastal elegance, offering two bedrooms, a wood-burning stove, garage, parking and garden.













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.

Please note that the property is Grade II Listed

Accommodation
Entrance Porch
Composite front door, two single glazed windows, tiled flooring and fitted bench

Dining Room
Sash window to front, two built in cupboards behind wooden cottage style doors, wood style flooring, exposed flint feature wall, radiator under window

Lounge
Sash windows to front, radiator, fireplace with woodburner, exposed flint wall, wood style flooring and wooden ceiling beams, adding ample character to this charming cottage.

Kitchen
Stable style double glazed door leading to courtyard, wall and base units with built in oven, gas hob and stainless steel extractor fan, space for a fridge freezer and washing machine. Composite sink with chrome mixer tap. Single glazed window. Tiled flooring and tiled splashback.

Bathroom
Tile flooring and walls, panelled bath, shower cubicle with fitted shower, WC and sink. Single glazed window with secondary glazing on the inside.

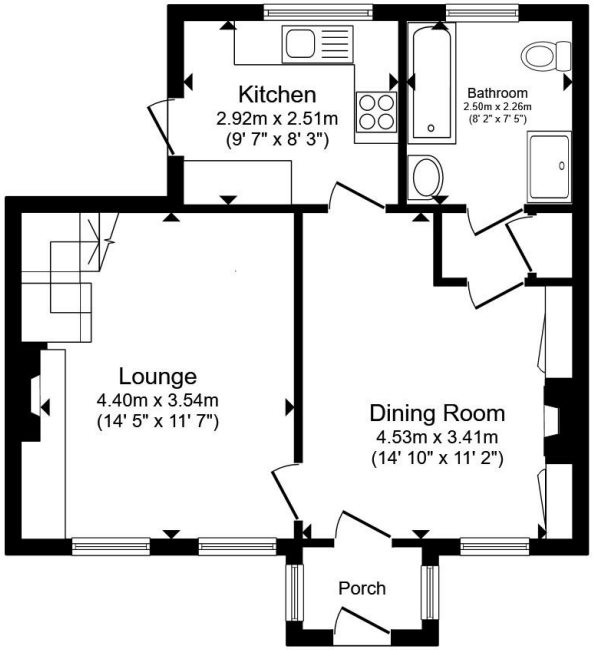
Landing
Leading to;

Bedroom 1
Beautiful cottage latch door, sash window to the front and a small single glazed window overlooking the rear, carpet and radiator. Storage cupboard.

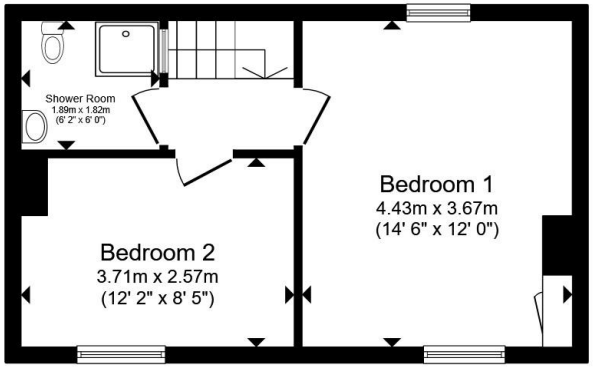
Bedroom 2
Beautiful cottage latch door, sash window to the front, carpet and radiator. Feature brick chimney wall.

Shower Room
Part tiled walls, WC, sink.

Outside
There is a low maintenance yard to the rear, ideal for a bistro table set. To the rear of the property there is an allocated parking space and garage en-bloc.



Ground Floor



First Floor

Total floor area 82.0 m² (883 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

william h brown

view this property online williamhbrown.co.uk/Property/FKM108921

welcome to

Chapel Yard, Wells-Next-The-Sea

- Charming Grade II cottage
- Prime Wells location
- Characterful two-bedroom home
- Cosy wood burning stove
- Private courtyard setting

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

£450,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108921

The Property Ombudsman

Property Ref:
FKM108921 - 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.

william h brown

01328 864922

Fakenham@williamhbrown.co.uk

Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY

williamhbrown.co.uk

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.