



Valley Gardens, North Walsham NR28 9QE

welcome to

Valley Gardens, North Walsham

A Charming Two bedroom bungalow in a sought after residential cul de sac with easy access to town and country walks.



Description

Situated in a much sought after cul de sac within a residential setting is this charming two bedroom bungalow with enclosed low maintenance rear garden, garage, gas fired central heating and double glazing. The property is offered for sale with no onward chain and viewings are essential to appreciate the location and accommodation offered.

Entrance Porch

With Double glazed window to side, radiator, wall mounted consumer unit, door to Lounge.

Lounge

With Radiator, Upvc double glazed window to front, glazed panel affording light into inner hallway.

Inner Hallway

With access to all rooms, built-in airing cupboard with factory lagged hot water tank, Radiator, wall mounted central heating thermostat.

Bedroom One

With Upvc double glazed window to rear, radiator, mirror fronted wardrobe cupboards to one wall with shelving and hanging space, additional shelved storage cupboard.

Bedroom Two

A double aspect room with two Upvc double glazed windows, radiator.

Bathroom

Fitted with a three piece suite comprising of a paneled bath with mixer tap and shower attachment, low level wc and pedestal wash hand basin, radiator, opaque Upvc double glazed window to side.

Kitchen

Fitted with a range of base and wall mounted units comprising of cupboards and drawers, roll edge work surface with inset single drainer sink and mixer taps, radiator, plumbing and space for domestic appliance, further appliance space, space and point for gas cooker, tiled splash backs, Upvc double glazed window overlooking the rear garden, half glazed wooden door to outside.

Rear Garden

Being enclosed by close boarded fencing, mainly laid to paved patio with shrub borders, timber garden shed, outside tap and door to Garage.

Garage

With up and over door to front, wall mounted gas fired central heating boiler, power and light, personal door and window to rear.

Front Garden

With established shrubs, concrete strip driveway leading to the garage, paved path to the front door.

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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Valley Gardens, North Walsham

- Cul De Sac Location
- Two Bedrooms
- Garage and Driveway
- Double Glazing and Central Heating
- Enclosed Low Maintenance Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B



Total floor area 61.0 m² (657 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

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM110317 - 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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