

Heritage Homes

SALES | LETTINGS

Features

- Semi Detached
- Three Bedroom House
- Requires Cosmetic Modernisation
- Town Centre Location

Tenure

Freehold



£200,000

33 Bacton Road, North Walsham, Norfolk, NR28 9DR

This unique and characterful Semi Detached House would make an ideal First Time Buy or Investment Purchase situated in a central location within the popular North Norfolk market town of North Walsham!

The property offers accommodation comprising of Entrance Hall, Formal Lounge, Kitchen, Dining Room, pantry, Utility Room and Shower Room to the Ground Floor. To the First Floor there are three good sized Bedrooms off the Landing.



3



1



2



Property Description

Entrance Hall

With doors to kitchen, lounge, dining room, carpet flooring, wall mounted radiator and stairs rising to first floor.

Living Room

uPVC double glazed windows to the front aspect, wall mounted radiators, t.v. point, featured fireplace with marble surround and tiled hearth, gas heater, wall lights, carpet flooring and picture rails.

Dinning Room

uPVC double glazed windows to the front and side aspect, wall mounted radiator, featured tiled fireplace with a gas heater, carpet flooring and picture rail.

Kitchen

Fitted wall and base units with work tops over, stainless steel sink and drainer, space for a gas cooker, vinyl flooring, uPVC double glazed window and door to the rear aspect, cast iron fireplace and tiled hearth, opening to the pantry room and door leading to the utility room.

Utility

Fitted wall and base units with work tops over, space and plumbing for a washing machine, carpet flooring, doors leading to the rear garden, bathroom and kitchen.



Bathroom

Paneled bath with shower attachment over, low level w.c., pedestal hand wash basin, radiator, uPVC frosted double glazed window to the rear aspect, vinyl flooring, electric heater and partially tiled walls, access to the boiler cupboard and generous enclosed corner shower.

Landing

Doors leading to all bedrooms, uPVC double glazed window to the front and rear aspect, loft access and carpet flooring.

Bedroom 1

uPVC double glazed window to the front aspect, carpet flooring, wall lights and coved ceiling.

Bedroom 2

uPVC double glazed window to the front aspect, carpet flooring and access to the airing cupboard.

Bedroom 3

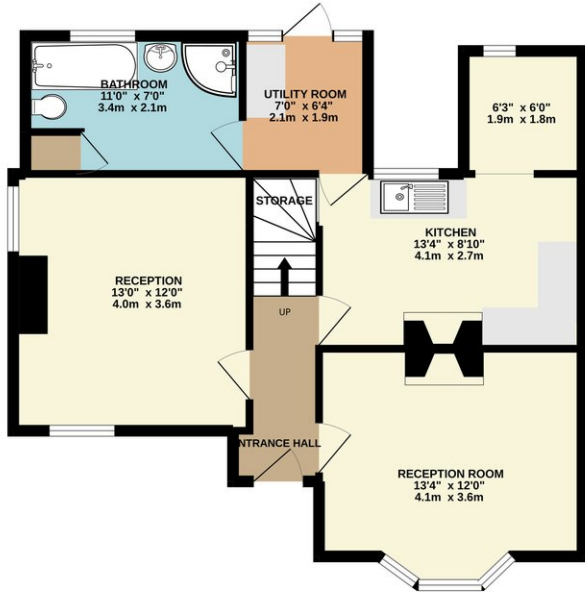
uPVC double glazed window to the rear aspect and traditional wood flooring.

Outside

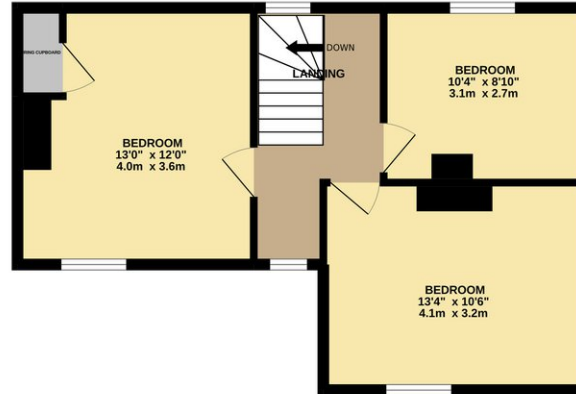
To the front of the property there is a driveway providing off road parking, access to the rear garden and garage.

Floorplan

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

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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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			