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Whimpwell Street . Happisburgh . NR12 0QD



£180,000

ROOM FOR IMPROVEMENT, POPULAR VILLAGE AND THE OUTSIDE SPACE WILL BE A DELIGHT FOR THE KEEN GARDENER

The property is approached via a UPVC double-glazed front door leading to an entrance lobby with stairs to the first floor and door opening through to the main reception room in the form of the lounge with double-glazed window to front. There is an arch opening leading to the second reception room, the dining room with tiled fireplace, large walk-in storage cupboard and also an additional walk-in cloaks cupboard and double-glazed window to the rear. Beyond this room is a kitchen with fitted work-surfaces, base and eye level units and to the rear of the property is a cloakroom with wash hand basin and WC. There is a rear side entrance porch accessed from the kitchen which gives access in turn to the rear of the property, to the parking area and beyond the main enclosed garden area.

Stairway to the first-floor landing with access to the two bedrooms and the shower/wet room. The main bedroom is a generous double room with built-in cupboard and faces to the front aspect. The second bedroom also a double room, facing to the rear aspect and benefits from the views of the lighthouse. Finally, the accommodation is completed by a shower/wet room with shower area, electric shower attachment, pedestal wash hand basin and WC.

To the outside space the property features a lawn front garden with flower beds and wrought iron gate and concrete path to the front door. To the rear approached over a right of way area is a concreted parking space and beyond this is an off-set long rear garden which is partly enclosed by fencing although in need of some repair. The garden is laid to lawn with flower and shrub beds and a greenhouse.



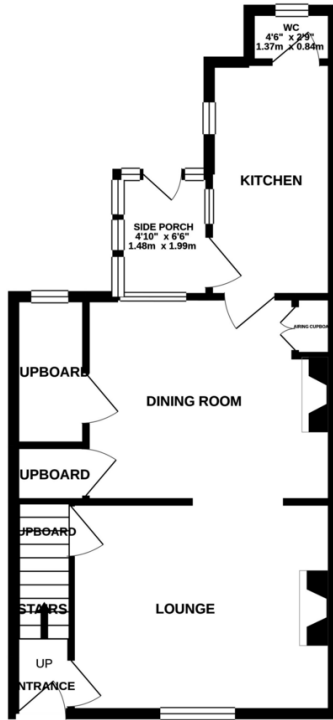
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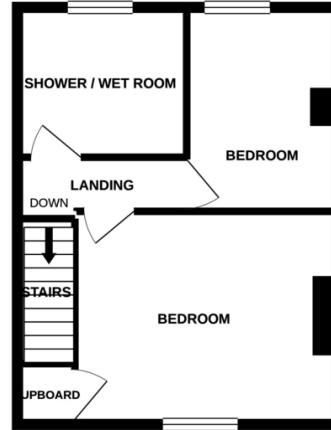
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GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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 for 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. Made with MyHomeplan ©2021.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

AGENTS NOTE:

Cash buyers will be expected to exchange within 28 days of receipt of contract by their (The purchaser) solicitors. There is an engrossment fee to be payable by the purchaser upon completion of £120 including VAT.

This property is sold with a Covenant stating that permission must be granted by Victory Housing Trust (VHT) for any proposed extensions. The new owner must apply for planning permission or obtain building regulations first, and then approach the VHT who will not unreasonably refuse providing planning permission or building regulations have been granted.

The Section 157 Covenant (precluding purchasers except those having lived or worked in Norfolk for three years) does not apply to open market sales agreed by the VHT Board and onward sales too.

The property must be marketed for a minimum of 14 days from the 21st April 2021, prior to accepting any offers.

Victory Housing will require all offers to be accompanied by a completed Declaration of Interest form which is available from our County office.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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