



01263 738444
arnoldskys.com



Ingham Road . Stalham . NR12 9DR

£180,000

SCOPE FOR IMPROVEMENT SITUATED ON THE EDGE OF THIS BROADLAND TOWN

Double-glazed front door leads to entrance hall with wood strip flooring, which gives access in turn to the lounge with sealed unit double-glazed window to the rear aspect, built-in airing cupboard with doors to the kitchen and bedroom one.

The kitchen is fitted with stainless steel single drainer sink unit and work surfaces with base and eye level units, window to the side elevation, double-glazed door to the outside.

Bedroom one faces to the front elevation and is a double room and bedroom two also a double room faces to the same front elevation. The bathroom offers a white suite with bath, pedestal wash hand basin, WC and double-glazed windows to both the side and rear.

The outside space offers lawn front garden with shingle off road parking area, there is an enclosed rear garden which is laid to lawn with flower and shrub beds, outside cupboard which houses the oil fired boiler and oil storage tank.

Viewing is most strongly recommended to appreciate the property and its location.

AGENTS NOTE: The concrete pedestrian path in the front garden is shared with the neighbour. Purchasers will be responsible for erecting a new boundary fence line to the righthand side of the property.

Local, environmental and water searches are available to purchase at a cost of £154.70.



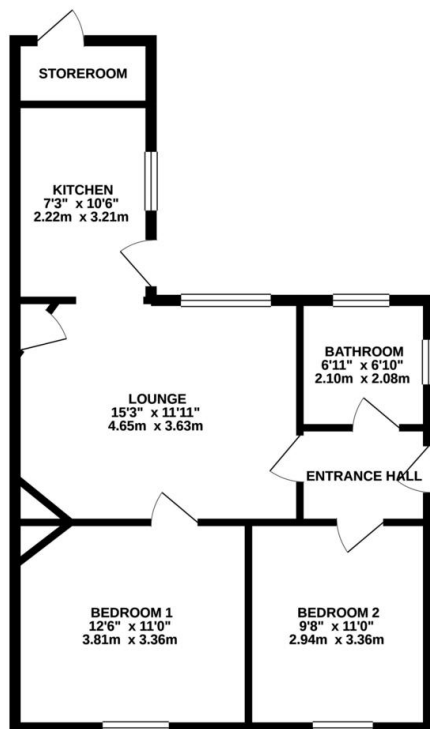
2



Arnolds | Keys



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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.
Made with Merge® ©2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

AGENTS NOTE:

The Property is being offered for sale with no onward chain, but the vendor Flagship Housing does require offers to be accompanied by a completed Declaration of Interest form which is available from Arnolds Keys.

In cases where applicants are purchasing the property with cash funds the vendor also requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.

There is an engrossment fee of £120 payable by the purchaser upon completion.

Even though the property may be freehold, there is an annual management service charge of £6.

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

Flagship Housing have not checked the measurements taken by the agent.

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.



01263 738444
arnoldskeys.com

county@arnoldskeys.com

Arnolds | Keys