



33 Burton Avenue,
North Walsham, NR28 0EP

- Established Semi-Detached Bungalow
- In Need of Some Updating
- Large Enclosed Rear Garden
- Single Garage & Driveway

£219,950

EPC Rating 'E 50'





Property Description

An established semi-detached bungalow in need of some updating, the property enjoys a wonderful enclosed rear garden offering a high degree of privacy, and provides a single garage with driveway for additional off road parking.

The two bedroom accommodation comprises an entrance hall, lounge, kitchen and bathroom, with further benefits including gas fired central heating to radiators and uPvc double glazing.

The bungalow is offered for sale with no onward chain.

Location

North Walsham is a North Norfolk market town offering shopping facilities including a Sainsbury's, Waitrose, Lidl, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities. The town also has a railway station providing regular services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about 6 miles from the town, the Norfolk Broads are about 12 miles to the south and Norwich is approximately 17 miles distant.



Accommodation

Panelled front entrance door to:

ENTRANCE HALL

Doors to lounge, bedrooms and bathroom, radiator, telephone point.

LOUNGE

12' 8" x 9' 10" (3.86m x 3m) Gas fire (with back boiler), TV aerial point, radiator, coved and textured ceiling, uPvc sealed unit double glazed French doors to rear garden, opening to:

KITCHEN

9' 1" x 7' 10" (2.77m x 2.39m) Fitted base units and wall cupboards, tall larder cupboard, roll top work surfaces with tiled splash backs, inset single drainer sink unit with mixer tap, space for cooker, space and plumbing for automatic washing machine, radiator, coved ceiling.

BEDROOM

10' 11" x 9' 10" (3.33m x 3m) UPvc sealed unit double glazed window to front, radiator, built-in airing cupboard housing hot water tank, coved ceiling.

BEDROOM

10' x 9' 7" (3.05m x 2.92m) UPvc sealed unit double glazed window to front, radiator, coved ceiling.



BATHROOM

6' 4" x 5' 4" (1.93m x 1.63m) Wash hand basin with storage cupboard under, WC with concealed cistern, panelled bath with shower over, fully tiled walls, uPvc sealed unit double glazed window to side, access to loft space.

Outside

The bungalow is approached via a gravelled driveway, which provides off road parking space for multiple vehicles and access to the single garage with up and over door.

Beside the garage there is gated access through to the rear garden, which is larger than average, being predominantly laid to lawn with a gravelled area, mature shrub border and established hedging providing a good degree of privacy.





Referrals

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In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.





General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains gas, electricity, water and drainage connected

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band B

Directions

From the top of the Market Place turn right into Yarmouth Road and right at the mini roundabout into Grammar School Road. Continue straight over at the next mini roundabout into Norwich Road and proceed over the traffic light junction. Take the second right hand turning into Millfield Road and turn left into Recreation Road. Turn left at the roundabout into Burton Avenue and the property can be found on the right hand side.

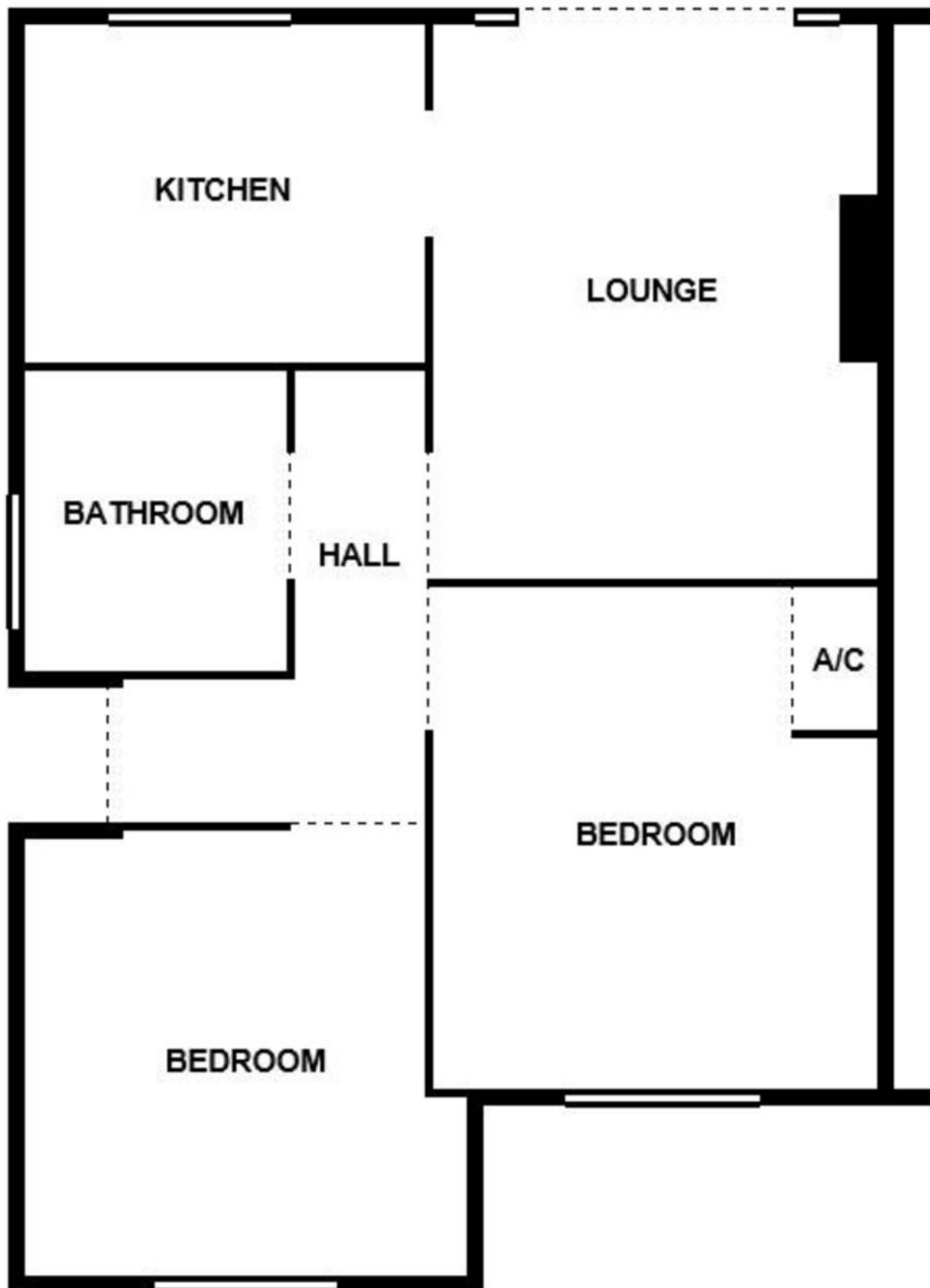


EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Floor Plan

(Not to scale and intended as an approximate guide to room layout only)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.