



12 Harbord Close

North Walsham, NR28 0TA

- Great Opportunity for First Time Buyers
- A Modern one bedroom Home
- Gardens and Off Road Parking
- Electric Heating and Double Glazing

£150,000

EPC Rating '51'





Property Description

DESCRIPTION

Situated in a popular residential location is this modern one bedroom home offering generous accommodation over two floors with a 'L' shaped lounge, double bedroom with storage, bathroom with electric shower, Upvc double glazing, enclosed garden and further lawn, electric heating and off road parking.

LOCATION

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, Lidl, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the Victory swimming & fitness centre. 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 six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.



ACCOMMODATION

Storm porch with cupboard storage and Upvc double glazed front door leading to:-

LOUNGE/DINER

15' 8" x 13' 8" (4.78m x 4.17m) Being 'L' shaped and double aspect with Upvc double glazed windows to side and front, wall mounted electric heater, spiral staircase rising to first floor.

KITCHEN

7' 2" x 6' (2.18m x 1.83m) With a modern range of high gloss fronted base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset single drainer sink and separate taps, space and plumbing for domestic appliance further space for electric cooker, tiled splash backs, Upvc double glazed window to front.

FIRST FLOOR LANDING

With access to all rooms.

BATHROOM

7' 3" x 6' (2.21m x 1.83m) Fitted with a matching three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low level wc, electric radiator, Upvc double glazed window to front, tiled splash backs.



BEDROOM

13' 8" x 8' (4.17m x 2.44m) Being a double aspect room with Upvc double glazed windows to front and side, built-in wardrobe cupboard with hanging space and shelving, wall mounted electric heater, built-in airing cupboard with factory lagged hot water tank and slatted shelving, hatch to loft space.



OUTSIDE

To the front of the property is an open aspect lawn with concrete hardstanding offering parking and matching path to the front door, gated access to enclosed side garden which is laid to decking with close boarded fencing.

Services

Mains Electricity, Water & Drainage

Tenure

Freehold

Possession

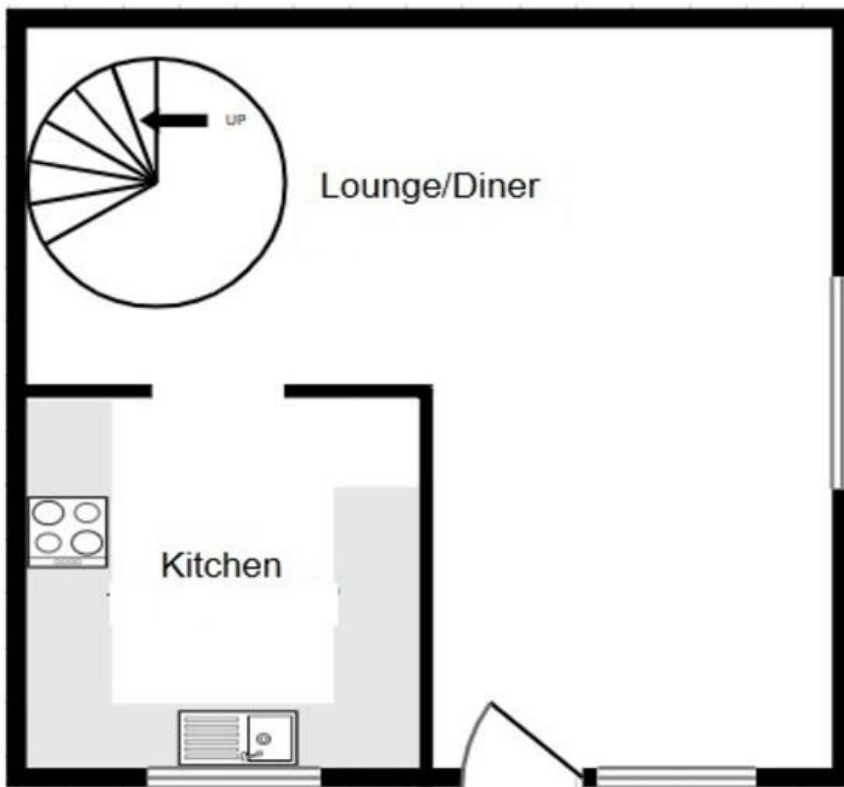
Vacant possession on completion

Council Tax Band

Band A



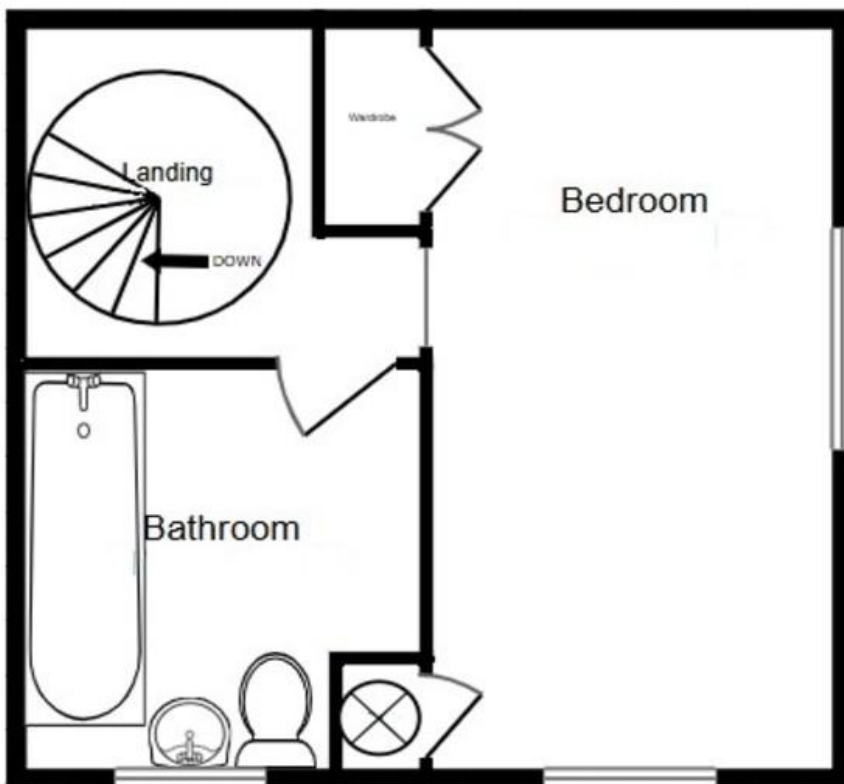
Floor Plan (Not to scale and intended as an approximate guide to room layout only)



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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