

Arnolds | Keys



1 Grub Street, Happisburgh, Norwich, NR12 0QZ

Price Guide £210,000

- No Onwards Chain
- Three Bedrooms
- Picturesque Location
- Field Views
- Substantial Sized Plot
- End Terraced Cottage
- Close to the Coast
- Potential to Extend (STPP)

1 Grub Street, Norwich NR12 0QZ

NO ONWARDS CHAIN

Situated within the Coastal Village of Happisburgh, this three bedroom end terraced cottage boasts a generous sized plot with stunning field views.

The cottage requires modernisation and could be suitable as a holiday let or family home.



Council Tax Band: B



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ARNOLDS KEYS - IRELANDS AGRICULTURAL
8 Market Place, Ayisham, Norwich, NR11 6EH



DESCRIPTION

This three bedroom end terraced home is located in the picturesque Coastal Village of Happisburgh, surrounded by countryside and situated on a generous sized plot measuring approximately 1/4 of an acre. The property does require modernisation, however provides the perfect opportunity for those looking for a home they can put their mark on, with ample space to extend if required (subject to permissions.) The ground floor accommodation consists of living room, kitchen, rear lobby and shower room. To the first floor there are three bedrooms.

LOCATION

Happisburgh is a historic North Norfolk Coastal Village with beautiful countryside, sandy beaches and is best known for the striking lighthouse. There are plenty of walking routes, a pub and a village shop with post office. Happisburgh is 5 miles North of Stalham, a popular Broadland village, and 7 miles from the Market Town of North Walsham, both hosting a range of amenities from schools, doctors surgeries, supermarkets, independent shops and cafes.

ACCOMMODATION COMPRISES:

LIVING ROOM

UPVC door to front entrance. Double glazed window to front aspect. Inset wood burning stove with ceramic tile hearth and surround. Carpet flooring. Door with stairs to first floor.

KITCHEN

Double glazed window to rear with timber framed door to rear porch. Worktop with ceramic butlers sink, fitted original fuel fired oven (not working). Door to walk in pantry which is fitted with shelving units and has a double glazed window to the rear.

REAR PORCH

A brick and timber construction with timber framed door to rear garden and single glazed window to side.

REAR HALLWAY

Fitted with shelving units and coat hooks with vinyl flooring and door to;

SHOWER ROOM

Double glazed window to rear with obscured glass. A three piece suite comprising of shower cubicle with electric 'Mira' shower, wash hand basin and W/C. Electric heated towel rail and electric wall mounted heater.

FIRST FLOOR

BEDROOM ONE

Double glazed window to front aspect. Carpet flooring.

BEDROOM TWO

Double glazed window to rear aspect, carpet flooring.

BEDROOM THREE

Accessed via bedroom two. Double glazed window to rear, aspect carpet flooring.

OUTSIDE

Externally the property is approached via a shared driveway, where the garden can be accessed via two gates to the front. Although there is no parking, the property enjoys a generous sized plot measuring approximately 1/4 of an acre with plenty of space to create parking. To the rear of the property is an outbuilding providing three stores. The garden extends mainly to the side with lawned areas, a range of mature shrubs and hedging, two sheds and a green house.

AGENTS NOTES

This property is currently unregistered.
Mains water and electricity connected.
Drainage is via the septic tank located in the garden.



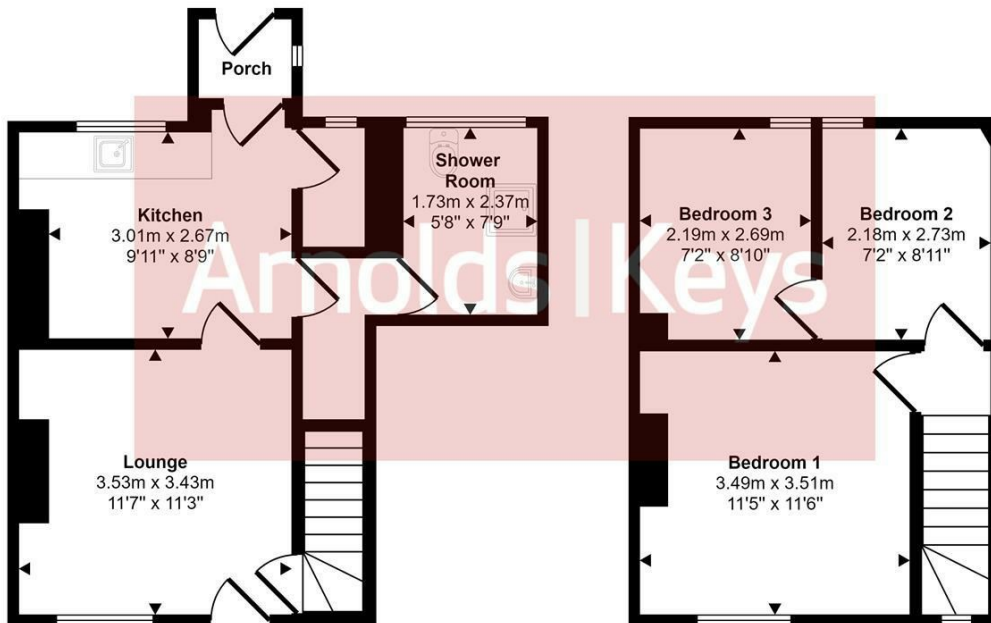
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
64 sq m / 684 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft

First Floor
Approx 29 sq m / 308 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. 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 £250.