



6 Skeyton New Road, North Walsham, Norfolk, NR28 0BU

Guide Price £185,000

- CHARACTER FEATURES
- TWO BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- GAS CENTRAL HEATING
- KITCHEN/BREAKFAST ROOM
- COURTYARD GARDEN
- EXPOSED BEAMS AND WOODEN FLOORING
- WELL PRESENTED ACCOMMODATION



# 6 Skeyton New Road, North Walsham NR28 0BU

A charming two bedroom cottage situated within walking distance to the market town of North Walsham. The cottage has been sympathetically refurbished over recent years with plenty of character features and a courtyard garden to the rear.



Council Tax Band: A



## DESCRIPTION

This well presented mid terrace cottage is ideally situated within walking distance to the market town of North Walsham offering a charming yet convenient lifestyle. The property has been sympathetically refurbished over time and boasts plenty of character features including exposed ceiling timbers, a flint wall, tiled floor and exposed floorboards. The accommodation comprises living room with fireplace, cottage style kitchen/breakfast room with access to the rear courtyard garden, with two double bedrooms and a family bathroom to the first floor.

## LOCATION

North Walsham is a popular market town with a weekly market held in the town centre. The area is well served with amenities including Sainsburys, Lidl and Waitrose supermarkets. North Walsham has good educational facilities for all ages including sixth form Paston College together with doctors, dentists, opticians and a library. For the sports minded, there is the Victory Swim and Fitness Centre.

## LIVING ROOM

Timber door to front entrance, tiled floor, radiator, exposed ceiling timbers and brick fireplace.

## KITCHEN / BREAKFAST ROOM

Timber stable door to rear courtyard, fitted with a range of wood fronted base and wall units, inset ceramic butler sink, inset electric oven with four ring gas hob over, tiled floor, exposed ceiling timbers and flint wall, radiator, recess providing access to under stairs storage.

## BEDROOM ONE

Double glazed window to front aspect and Velux window, vaulted ceiling, exposed timbers, exposed floor boards and radiator.

## BEDROOM ONE

Double glazed window to rear aspect, exposed floor boards, radiator.

## BATHROOM

Double glazed window with obscured glass to rear aspect, , fitted with a three piece suite comprising bath with mains connected shower over, WC, pedestal wash hand basin, tiled flooring, tiled wall, radiator with rail over, extractor fan.

## AGENTS NOTES

This property is Freehold.

Mains drainage, water and electricity connected.

Gas fired central heating.

Council tax band: A







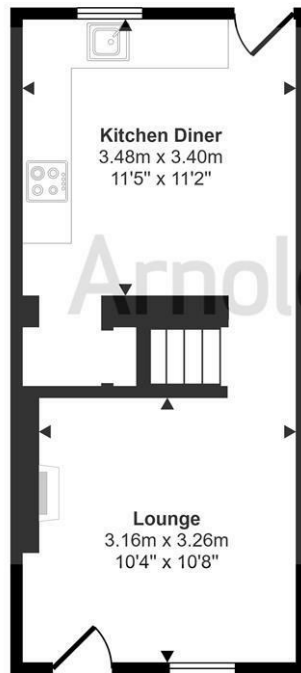
## Viewings

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

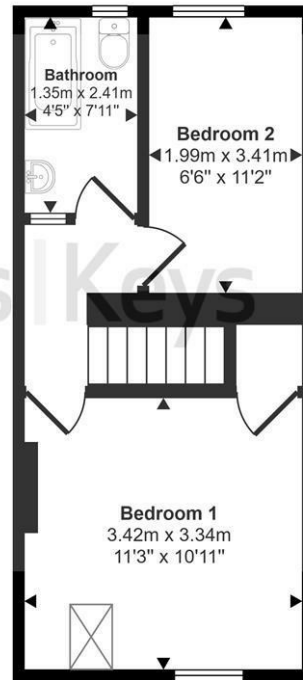
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
55 sq m / 592 sq ft



Ground Floor  
Approx 27 sq m / 293 sq ft



First Floor  
Approx 28 sq m / 299 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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

