



6 WALKERS CLOSE, BURNHAM MARKET PE31 8EP

£250,000



You will find more photographs on the following property websites:-



AN OPPORTUNITY TO OWN THIS 2 BEDROOM END TERRACE PROPERTY IN THE POPULAR TOWN OF BURNHAM MARKET

THIS PROPERTY IS AN EX LOCAL AUTHORITY FAMILY HOME WITH GREAT POTENTIAL TO EXTEND (subject to planning)

*****NO ONWARD CHAIN*****

LOUNGE, SNUG, KITCHEN/DINER, UTILITY AND CLOAKROOM, 2 BEDROOMS, BATHROOM FRONT AND REAR GARDENS WITH VIEWS OVER FIELDS TO REAR

Viewing by appointment with the Agents

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The accommodation comprises:

GROUND FLOOR

HALL: UPVC double glazed entrance door

LOUNGE: 16' x 11'8 (4.88m x 3.65m)

Free standing fire surround, fitted electric fire, TV aerial point, Dado rail, UPVC double glazed double doors to rear garden. Telephone point, Dimplex night storage heater.

SNUG: 12' x 9'11 (3.66m x 3.02m)

Dimplex night storage heater, wooden fire surround with hearth and 'calor gas' cast iron Woodburner. TV/Satellite aerial point, glazed double door to

KITCHEN: 16'5 x 11' (5.01m x 3.35m)

Ceramic tiled floor. 1.1/2 bowl ceramic sink with mono mixer tap set in ceramic tiled work surface with laminated cupboards and drawers, dishwasher under. Space under fridge, space for cooker and chimney cooker hood. and freezer under counter. Further work surface with drawers, cupboards and wall mounted plate rack. Wainscot, storage heater, recessed ceiling lights, PANTRY CUPBOARD

UTILITY: 11' x 8'2 (3.35m x 2.49m)

Pine Wainscot . Laminated work surface with space and plumbing for automatic washing machine and dryer under. Recessed ceiling lights. ACCESS to roof space. UPVC double glazed door to outside.

CLOAKROOM:

Close coupled wc, wash hand basin, Wainscot

FIRST FLOOR

LANDING: Access to roof space. Storage cupboard

BEDROOM 1: 16' x 10'1 (4.88m x 3.07m)

Modern electric fire with pebbles. Built in wardrobe cupboard, electric down lighting. TV aerial point.

BEDROOM 2: 11'11 x 8'9 (3.63 x 2.67m)

Dimplex night storage heater. TV aerial point. Built in wardrobe cupboard

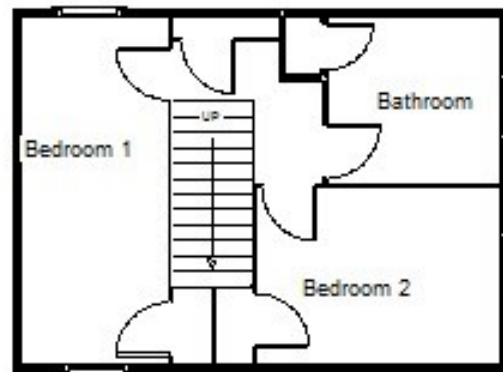
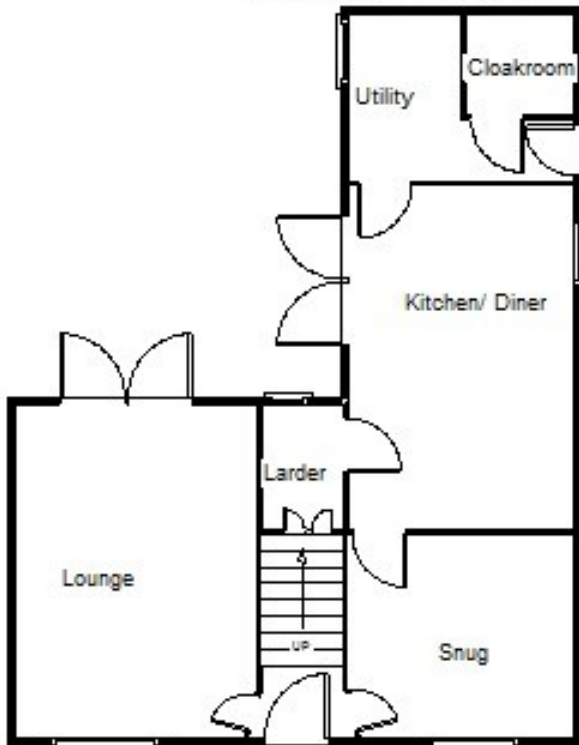
BATHROOM: 8'3 X 6'10 (2.51 x 2.08m)

With White suite comprising bath, with 'Triton Cara' electric shower over and folding bath screen, close coupled wc., and pedestal wash basin. Fully tiled walls, Night storage heater.

AGENTS NOTE: The Buyer of this property must have worked or lived in Norfolk for last three years.

Council Tax Band B £1,218.44 (2016/2017)

6 Walkers Close Burnham Market PE31 8EP



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor of Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor

SUTTONS FOR THEMSELVES AND FOR THE VENDOR OR LESSOR WHOSE AGENTS THEY ARE DO NOT MAKE ANY WARRANTY AS TO THE ACCURACY OF THESE PARTICULARS, WHICH ARE MEANT AS A GUIDE ONLY, AND DO NOT FORM ANY PART OF A CONTRACT, AND THAT NO WARRANTY IS GIVEN BY ANY PERSON IN THE EMPLOYMENT OF SUTTONS

**6 WALKERS CLOSE
CREAKE ROAD
BURNHAM MARKET
NORFOLK PE31 8EP**

DIRECTIONS: From the centre of Burnham Market , proceed along Front Street to the very end. Turn right into Creake Road heading South. Walkers Close is located on the left hand side

