



7 The Green

Knapton, NR28 0RU

- Ex Local-Authority Semi-Detached House
- Enjoying Rural Village Position
- In Need of Modernisation Throughout
- Large Enclosed Garden to the Rear

£200,000

EPC Rating 69C





Property Description

Location

The village of Knapton is located in a pleasant part of North East Norfolk about a mile and a half inland, close to the popular coastal village of Mundesley and about four miles from the market town of North Walsham. The church of St Peter and St Paul, with its abundance of carved angels in the roof isn't far from the property and a short stroll over the field takes you to the old railway station, one of many beautiful walks in the surrounding countryside. The village hall hosts a number of clubs and events, and M.A.D.R.A provides an open space for sports and a range of activities.

Mundesley offers the nearest amenities including shops, infant/junior schools, doctors' surgery, 9-hole golf course, library etc. More extensive facilities are available in North Walsham including large supermarkets, swimming pool/fitness centre, railway station and all levels of schools including a sixth form college.



The historic city of Norwich is just over 20 miles from the village and includes Norwich International Airport, which offers flights both internally and to the continent.

Accommodation

Panelled uPvc with frosted glass front door leading to:

Entrance Hall

Carpeted staircase, glass panel wooden door through to living room.

Living Room

13' 7" x 13' 5" max (4.14m x 4.09m max) Carpeted flooring, textured ceiling, radiator, uPvc double glazed window, wooden glass panel entrance door, wooden panel glass door through to kitchen, red brick chimney and shelf, picture rail around room.

Kitchen

11' 10" x 9' 1" (3.61m x 2.77m) Wall and base units wood affect cabinets, laminate flooring, textured ceiling, fluorescent tube light, stainless steel sink with mixer tap, rolled countertop with tiled splashback, uPvc double glazed window.

Rear Lobby

Wooden door to kitchen and bathroom, under stairs storage, frosted uPvc door through to rear garden.



Bathroom

7' x 4' 5" (2.13m x 1.35m) Laminate flooring, shower over bath, Close coupled WC, radiator, extractor fan, frosted glass uPvc double glazed window, pedestal sink, tiled splashback around bath.

First Floor Landing

Carpeted, wooden panel doors to 3 bedrooms, loft hatch, uPvc double glazed window and radiator.

Bedroom 1

13' 5" x 10' (4.09m x 3.05m) Carpeted flooring, wooden panel entrance door, smooth ceilings uPvc double glazed window, built-in wardrobe space, radiator.

Bedroom 2

12' 8" x 8' 2" max (3.86m x 2.49m max) Carpeted flooring, smooth ceiling, uPvc double glazed window, radiator, built-in airing cupboard with boiler, wooden panel entrance door, pendant light.

Bedroom 3

9' 5" x 8' 1" (2.87m x 2.46m) Carpeted flooring, smooth ceilings, radiator uPvc double glazed window, pendant light, wooden panel entrance door.





Outside

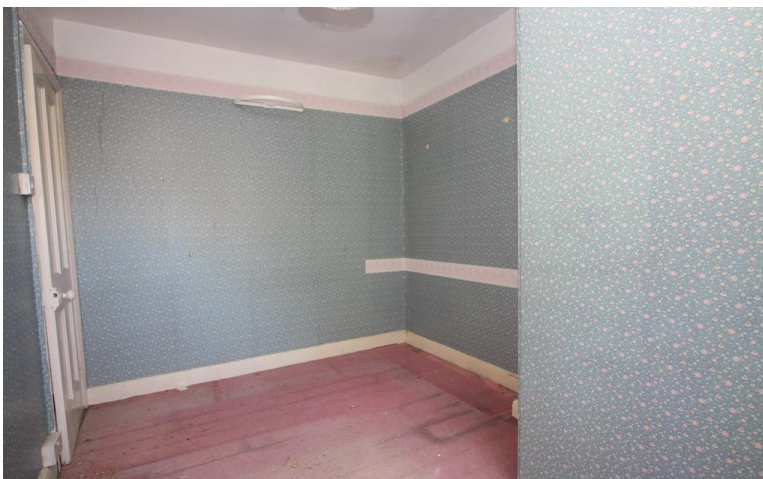
To the front of the property, we've got a large shingle driveway area with some mature and established planting wooden gate to the side of the property for rear garden access.

To the rear a generous and private rear garden, enclosed by newly installed timber fencing and mature hedging. Established trees and shrubs, the garden offers an excellent blank canvas for landscaping and provides ample space.



Agent's Note

- The vendor Flagship Housing requires offers to be accompanied by a completed Declaration of Interest form. Where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of an offer being accepted and reserves the right to abort the sale if this condition is not met.
- The property must be marketed for a minimum of 14 days before any offers are to be considered. Please also note that all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship, but buyers are encouraged to conduct their own searches.
- There is an engrossment fee of £150 payable by the purchaser upon completion.
- Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract. We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.
- Any prospective buyer interested in adding additional units, subdividing the garden or altering the property's use will be required to obtain a release of covenant from Flagship





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains: water, electric and drainage.

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band B

Directions

From North Walsham take the B1145 towards Mundesley. Follow this road for about four miles to the village of Knapton and at the sharp right hand bend continue straight ahead into The Green, where the property can be found on the left hand side.

Referrals

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

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.

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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.