

Aldreds
Estate Agents



26 Old Mill Back Lane, Martham, NR29 4PE

£190,000





26 Old Mill Back Lane

Martham, NR29 4PE

- Attractive End Terraced House
- Two Double Bedrooms
- Spacious Accommodation With High Ceilings
- Beautifully Presented Throughout
- Two Allocated Parking Spaces
- Part of a Conversion of A Granary Mill Building
- Lots Of Character Features
- First Floor Bathroom
- Enclosed Garden
- Early Internal Viewing Is Highly Recommended

We are pleased to offer this attractive two bedroom end of terrace house forming part of a conversion of a period Granary Mill building. This spacious individual property offers accommodation including an entrance hall, open plan lounge/kitchen/dining room, ground floor cloakroom, two double bedrooms and a first floor bathroom. The property offers uPVC sealed unit double glazed windows, storage heating, modern fixtures and fittings, two allocated parking spaces with visitor parking and an enclosed rear garden. Located in a attractive position in the centre of this Broadland village, close the village green with a good range of local amenities. Early internal viewing is highly recommended to appreciate.

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Entrance Hall

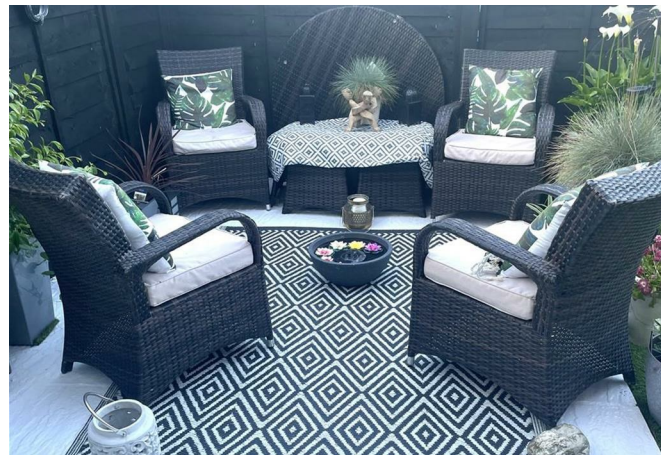
Glazed entrance door, stairs to first floor landing with under stair cupboard, power points, storage heater, smoke detector, doors leading off;

Cloakroom

Low level w.c., part tiled walls, hand wash basin within a fitted storage unit, extractor.

Open Plan Kitchen/Dining/Living Area 24'7" x 16'6" reducing to 6'7" (7.51m x 5.05m reducing to 2.03m)

An L-shape room with Kitchen area with a range of fitted units and integrated appliances including electric oven, ceramic hob, stainless steel chimney extractor, integrated fridge-freezer and washing machine, window to side aspect, lounge/dining area with windows to side and rear, glazed door to rear garden, power points with USB charging, television point, storage heater.





First Floor Landing

Loft access, double airing cupboard housing hot water cylinder with immersion heater, window to front aspect, doors leading off;

Bedroom 1 10'7" x 9'7" (3.25m x 2.94m)

Window to side aspect, wall mounted electric heater, power points.

Bedroom 2 16'4" x 10'1" reducing to 7'6" (5m x 3.08m reducing to 2.31m)

Windows to side and rear aspects, power points.

Bathroom

Panelled bath with electric shower over, low level w.c., pedestal hand wash basin, ventilation, heated towel rail.

Outside

The property benefits from two parking spaces, as well as a communal visitors parking space in the parking area to the front of the property. To the rear is a nicely enclosed garden with close board panel fencing to boundaries, pedestrian gate giving side access with a patio and an area of artificial grass, external power point.

Directions

From the Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, Following the signs for Martham, turn left onto Repps Road and proceed into the village centre, passing the village pond on the right. Turn right into Hemsby Road turn immediately left and continue past the barbers and fish and chip shop towards Back Lane, turn left and proceed a short way along, where the property can be found a short way along on the right hand side, located by our FOR SALE board.



Tenure

Remainder of a 999 year lease from 1st January 2007. Each of the 7 property owners in The Old Mill has a share and is a director in Martham Old Mill Co, which owns the freehold of the building. Annual ground rent and service charge is approx £660, this includes buildings insurance.

Council Tax

Great Yarmouth Borough Council - Band 'B'.

Services

Mains water, electric and drainage

Location

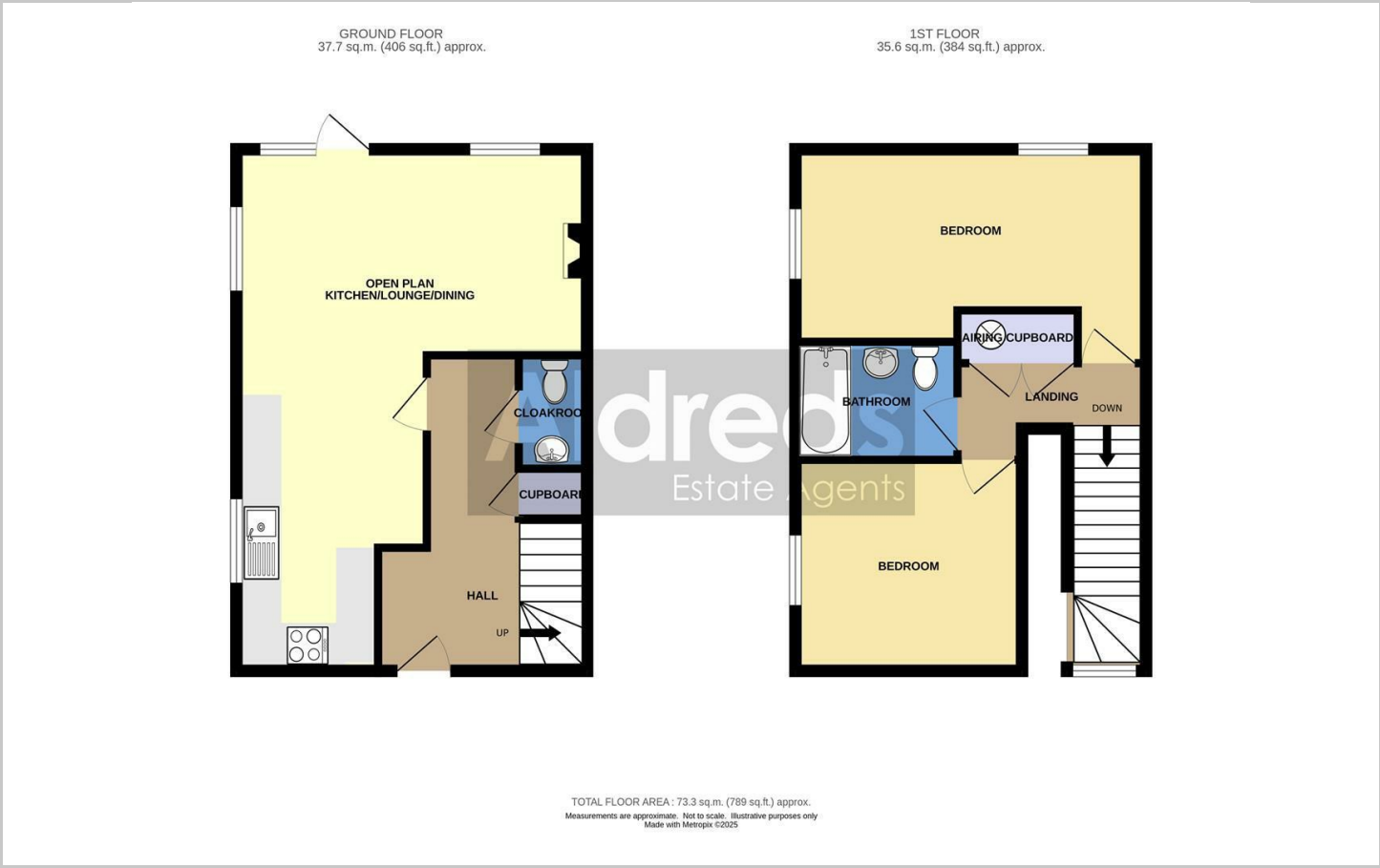
Martham near Great Yarmouth is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with village green and pond, and lies partly in the Norfolk Broad National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing location. The village offers a wealth of local amenities including shops, pubs, restaurants, doctors surgery, schooling and library. Regular bus links provide access to Great Yarmouth. Visitors and locals play host to events such as the Scarecrow Festival and Carnival during summer months.

Reference

PJL/S9938



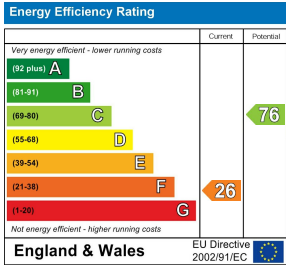
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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