



websters

**12 Princes Street, North Walsham**

Offers in Region of **£220,000**

**websters.**











## 12 Princes Street

North Walsham, North Walsham

Presenting an exciting opportunity for buyers seeking a property with fantastic potential, this spacious three-bedroom semi-detached house is ideally situated close to local schools and amenities, making it a superb choice for families and investors alike. The home offers an excellent canvas for those looking to put their own stamp on a property, with well-proportioned rooms and a versatile layout that lends itself to modernisation and personalisation. Upon entering, you are welcomed by a generous hallway providing access to a bright and airy living room, which is complemented by large double glazed uPVC windows that allow natural light to flood the space. The kitchen presents plenty of scope for redesign, with existing storage solutions and direct access to the rest of the ground floor accommodation.

Upstairs, the property features three well-sized bedrooms, ensuring practicality for growing families or those in need of a home office. The family bathroom is conveniently located on the first floor, with further opportunities to update and enhance to suit individual tastes. The house is equipped with 14 solar panels (providing an eco-friendly and cost-effective energy solution), as well as efficient gas central heating, ensuring comfort and sustainability throughout the year. Additional features include ample storage throughout the property, a private driveway offering secure off-road parking, and double glazing to all windows for improved insulation and soundproofing.



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North Walsham, North Walsham

This home represents an ideal project for those looking to add value and create a bespoke living environment in a sought-after residential area. With its close proximity to reputable schools, shopping facilities, and transport links, the location is both convenient and desirable. Viewings are highly recommended to fully appreciate the potential this property has to offer and to envisage the possibilities for transformation into a truly special family home.

North Walsham is a historic market town in the county of Norfolk. It developed during the medieval period and became known for its wool and weaving industry, which helped the town grow in wealth and importance. Today, North Walsham retains a traditional market-town character with independent shops, local markets, and historic buildings such as St Nicholas Church. Located about 15 miles north of Norwich and close to the Norfolk coast, the town serves as a local centre for surrounding villages while maintaining its rural charm.

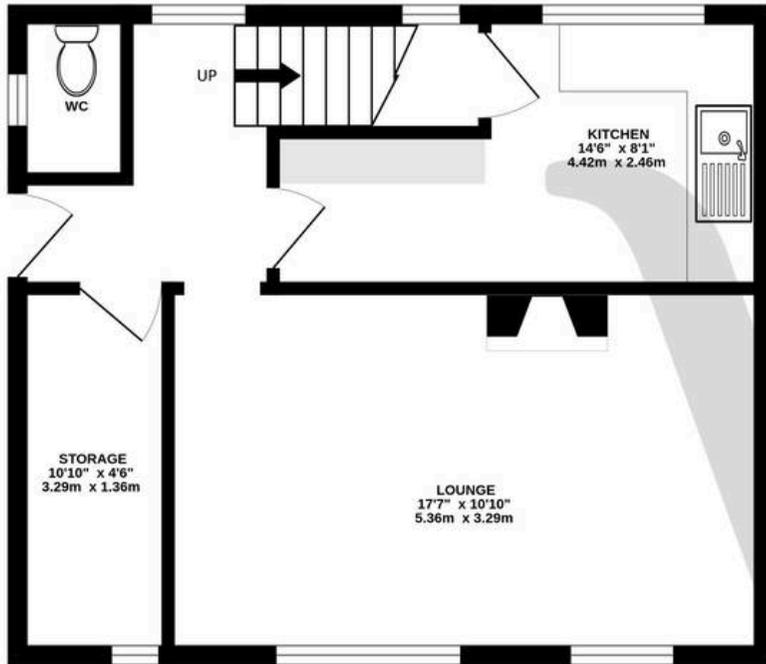
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Council Tax band: B

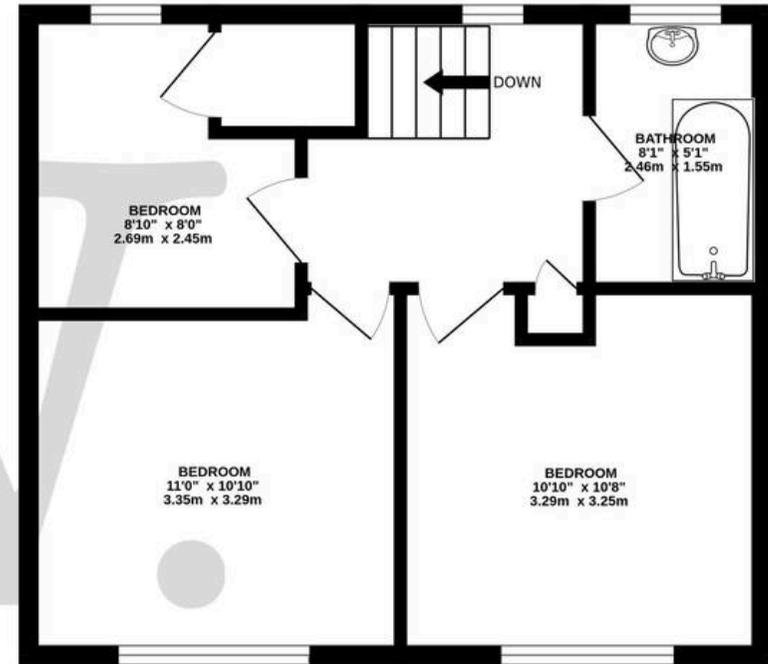
Tenure: Freehold

- 3 Bedroom Semi-Detached
- Close To Schools & Amenities
- Perfect Project Property
- Equipped With 14 Solar Panels
- Front & Rear Garden With Driveway
- Double Glazed uPVC Windows & Gas Central Heating
- Plenty Of Storage
- Viewings Advised

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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