



**Pond Road, Horsford Norwich NR10 3SW**



**welcome to**

**Pond Road, Horsford Norwich**

NO UPWARD CHAIN! This mid terrace home would make an ideal first time purchase with scope to create your own style and finish. Located within the well served village of Horsford offering a variety of amenities including, a co-op shop with post office, garage, carwash, bakery and hairdressers.



## Accommodation

W H Brown are delighted to present with no upward chain this two bedroom mid terrace home which is located in Horsford. A popular village to the north of Norwich and within easy reach of the city centre. Great transport links are available by both road and bus as well as Norwich International airport within easy reach. A number of well-regarded schools can be found close by along with good local facilities and amenities.

The property comprises of living room, kitchen and french doors leading to a low maintenance rear garden. This is complemented to the first floor by two good size bedrooms and a family bathroom. Viewing this property is highly recommended!

## Entrance Hall

External entrance door opening to front aspect leading to;

## Living Room

15' 4" x 8' 11" (4.67m x 2.72m)

Spacious with upvc double glazed window to front aspect and two radiators.

## Kitchen

11' 7" x 9' 2" (3.53m x 2.79m)

Wall and base units with work surfaces over, gas cooker, plumbing for washing machine, space for dishwasher, radiator, double glazed windows to rear and side aspects and french doors opening to rear garden.

## First Floor Landing

Leading to both bedrooms and bathroom.

## Bedroom 1

11' 8" x 9' 11" (3.56m x 3.02m)

Upvc double glazed window to rear aspect and radiator.

## Bedroom 2

11' 8" x 7' 1" (3.56m x 2.16m)

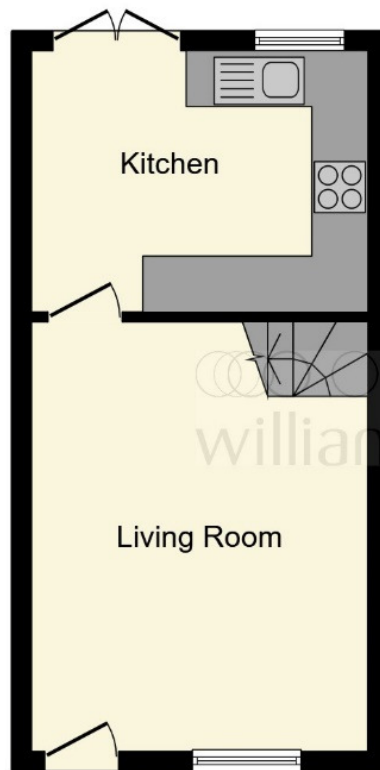
Upvc double glazed window to front aspect and radiator.

## Bathroom

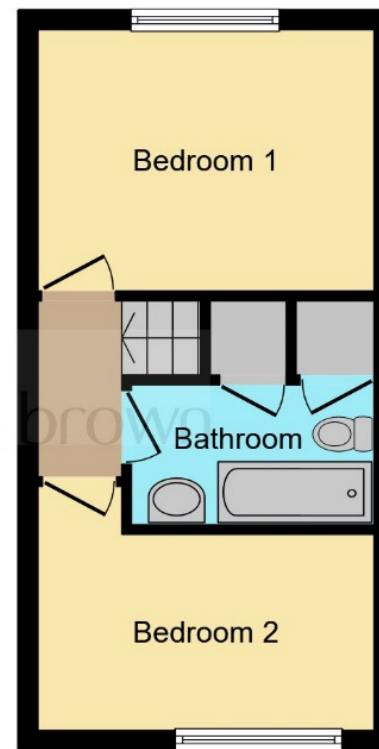
Suite comprising of bath with shower over, hand wash basin, wc and extractor fan.

## Outside

The rear garden is laid to slabs and shingle and makes for a low maintenance space. At the front of the property a few shrubs and bushes can be found as well as one allocated car parking space.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [williamhbrown.co.uk/Property/HEL102564](http://williamhbrown.co.uk/Property/HEL102564)



welcome to

## Pond Road, Horsford Norwich

- Mid Terrace House
- Two Good Size Bedrooms
- Ideal First Time Buyer Home
- No Upward Chain
- Popular Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

**£220,000**

### directions to this property:

From William H Brown on Reepham Road, continue north and at the roundabout take the third exit onto Drayton Lane and at the next roundabout continue straight over onto Brewery Lane. At the roundabout take the first exit onto Holt Road and continue into Horsford and after approximately 1 mile take the left hand turn onto Gordon Godfrey Way and take the first turning into Kiln Road and then left onto Pond Road where the property can be found identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL102564 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01603 487888**



[hellesdon@williamhbrown.co.uk](mailto:hellesdon@williamhbrown.co.uk)



303 Reepham Road, Hellesdon, NORWICH,  
Norfolk, NR6 5AD



[williamhbrown.co.uk](http://williamhbrown.co.uk)