



**Oulton Road, Norwich NR6 6DE**



**welcome to**

**Oulton Road, Norwich**

**\*\*OFFERED FOR SALE WITH NO UPWARD CHAIN\*\*.** This three bedroom semi-detached home with garage and allocated parking, would make an ideal home for first time buyers or second home movers. Furthermore, it would provide future occupants with a straight move in feel. View now!



## Accommodation

THIS IMMACULATE WELL PRESENTED SEMI-DETACHED HOUSE is in the popular NR6 postcode just to the west of Norwich city centre. This home would make a perfect purchase for first time buyers or a young family and benefits from three bedrooms off landing, and a well maintained, enclosed rear garden.

Internally the accommodation comprises of entrance hall, kitchen/dining room, lounge, wc and storage to the ground floor. This is complemented to the first floor by three bedrooms off the landing, family bathroom and separate wc.

## Entrance Hall

External entrance door to front aspect, two built in storage cupboards, stairs to first floor landing, and access to wc, lounge and kitchen/dining room.

## Wc

Suite comprising wc, hand wash basin and upvc double glazed window to front aspect.

## Lounge

13' 8" x 10' 5" ( 4.17m x 3.17m )

Upvc double glazed window to rear aspect, radiator, and door into kitchen/dining room..

## Open Plan Kitchen/Dining Room

19' 5" x 9' 4" ( 5.92m x 2.84m )

Dual aspect upvc double glazed windows to front and rear aspects, a range of wall and base units with work surfaces over, two radiators, plumbing for washing machine, four ring electric hob and oven, and french door opening to rear garden.

## First Floor Landing

Giving access to three bedrooms, storage cupboard, family bathroom and separate wc.

## Bedroom One

13' 5" x 9' 5" ( 4.09m x 2.87m )

Upvc double glazed window to rear aspect, built in cupboard and radiator.

## Bedroom Two

13' 5" x 8' 2" ( 4.09m x 2.49m )

Upvc double glazed window to rear aspect, radiator and built in cupboard.

## Bedroom Three

13' 5" x 5' 8" ( 4.09m x 1.73m )

Upvc double glazed window to rear aspect, radiator and built in cupboard.

## Bathroom

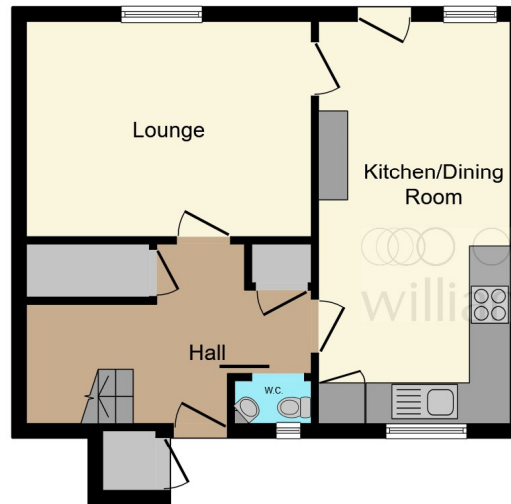
Suite comprising bath with shower over, wash hand basin, radiator and upvc double glazed window to rear aspect.

## Separate Wc

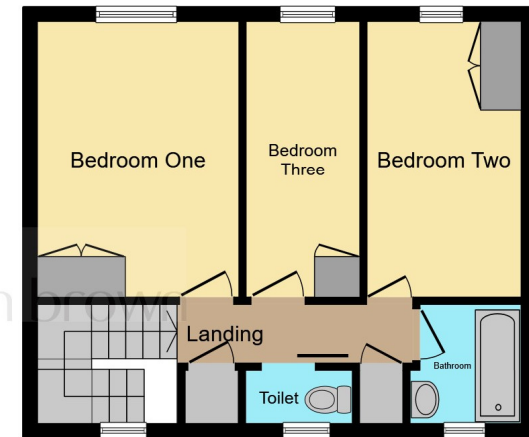
Suite comprising wc and upvc double glazed window to front aspect.

## Outside

To the rear of the property there is an enclosed low maintenance garden mainly laid to artificial lawn and personal access gate. This is complemented to the front of the house which has an outside store and leads to the allocated car parking space with garage to the rear.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/HEL102850](http://williamhbrown.co.uk/Property/HEL102850)



welcome to

## Oulton Road, Norwich

- Semi-Detached House
- Three Bedrooms
- Kitchen/Dining Room
- Family Bathroom + Separate WC
- Allocated Parking Space + Garage

Tenure: Freehold EPC Rating: C

offers in excess of

**£230,000**

### directions to this property:

Follow the W H Brown office on Reepham Road, proceed to the roundabout and turn left onto Middletons Lane. At the traffic lights adjacent to Norwich International Airport turn right onto Holt Road and take the next left-hand turn onto Fifers Lane, and then turn right on Oulton Road where the property can be found.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HEL102850](https://www.williamhbrown.co.uk/Property/HEL102850)



Property Ref:  
HEL102850 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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](https://www.williamhbrown.co.uk)**