



Bramble Avenue, Norwich NR6 6LJ

welcome to

Bramble Avenue, Norwich

William H brown are delighted to offer this charming two bed semi-detached bungalow with no onward chain. Nestled in the heart of the popular suburb of Hellesdon to the north of Norwich City Centre. The property would make a fantastic renovation opportunity.



Accommodation

W H Brown are delighted to present this two-bedroom semi-detached bungalow which is in Hellesdon, a popular suburb to the north of Norwich and is within easy reach of the city centre. Great transport links are available by both road and bus as well as nearby Norwich International Airport which also offers a park and ride service. Several well-regarded schools can be found close by along with good local facilities and amenities.

Internally the accommodation comprises of lounge, kitchen, two good size bedrooms, shower room with separate wc, a well-maintained conservatory to the rear looks out onto a substantial sectioned garden mainly laid to lawn and shingle as well as a garage.

View now to avoid disappointment!

Entrance Hall

Upvc double glazed external entrance door opening to front aspect, gas heater and giving access to two bedrooms, lounge, and kitchen.

Lounge

12' 1" Max x 10' 10" (3.68m Max x 3.30m)

Gas heater and sliding door opening to conservatory.

Kitchen

9' 11" Max x 10' 2" (3.02m Max x 3.10m)

A range of wall and base units with work surfaces over, four ring gas hob. 1 ½ bowl sink and drainer, gas heater, upvc double glazed internal door opening to lobby/utility area.

Lobby/Utility Room

5' 10" x 4' 10" (1.78m x 1.47m)

Space for washing machine or tumble dryer, gas heater and gives access to the wc and conservatory.

Shower Room

Suite comprising wash hand basin, boiler, shower cubical and upvc double glazed window to side aspect.

Separate Wc

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

Conservatory

12' 5" x 5' 10" (3.78m x 1.78m)

Of upvc double glazed construction on a brick base with external door opening to rear garden.

Bedroom One

11' 1" x 10' 2" (3.38m x 3.10m)

Upvc double glazed window to front aspect and, gas heater.

Bedroom Two

10' 5" x 7' 2" (3.17m x 2.18m)

Upvc double glazed window to front aspect, built in wardrobe, and gas heater.

Outside

To front of the property is a mainly hard landscaped garden with a brick-weave driveway offering off-road parking and further leads to a brick-built garage as well as a side gate to the rear garden. This is complemented to the rear of the property by a mature garden with flexibility to landscape and combines mainly lawn which is section by a further piece of wild garden and gives access to the shed, enclosed by panelled fencing.



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



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welcome to

Bramble Avenue, Norwich

- Semi-Detached Bungalow
- Two Bedrooms
- Garage + Driveway Providing Off-Road Parking
- Easy Reach Of Nearby Shops
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

£190,000

directions to this property:

From the W H Brown office on Reepham Road, continue in the direction of Norwich City Centre and continue straight over at the roundabout also Reepham Road, and then take the second left-hand turn onto Hawthorne Avenue, follow the road round onto Bramble Avenue where the property can be found.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103059 - 0006

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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.



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