

Norwich Road, Brooke, Norwich, NR15 1AB



welcome to

Norwich Road, Brooke Norwich

GUIDE PRICE - £325,000 - £350,000!!! A well-presented charming character cottage in the picturesque village of Brooke. The vendors have found onwards so prompt viewing is recommended!!!!













Lounge

24' x 13' 2" (7.32m x 4.01m) Feature Fireplace, Door to front drive and door to dining room.

Dining Room

13' 2" x 9' 5" (4.01m x 2.87m) Sliding doors to garden

Kitchen

17' 8" x 5' 4" ($5.38m \times 1.63m$) Fully Fitted kitchen with a range of base units, butler sink, fully integrated dishwasher, induction hob, electric oven, door to side of property and cloakroom with W/C & hand wash basin.

Bedroom 1 13' 6" x 13' 2" (4.11m x 4.01m) **Bedroom 2** 13' 2" x 8' 1" (4.01m x 2.46m) **Family Bathroom** Bath with shower over, W/C and hand wash basin





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Norwich Road, Brooke Norwich

- 2 bedroom Character cottage
- Set in the picturesque village of Brooke
- Well presented throughout
- Side and rear gardens, driveway and large outbuilding
- Vendors have found!

Tenure: Freehold EPC Rating: E

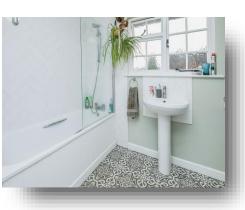
guide price

£325,000





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Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: NOR139151 - 0012 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.

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