



Kiln Close, Norwich NR6 7HZ

welcome to

Kiln Close, Norwich

THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE is situated in the popular village of Old Catton just to the north of Norwich city centre. The property would make a perfect first time buy, family home or investment and being sold with the added benefit of NO ONWARD CHAIN!



Entrance Porch

Double glazed door to front and laminated floor.

Lounge

16' 11" x 12' 3" (5.16m x 3.73m)

Double glazed window to front, TV point, radiator and laminated floor.

Dining Room

9' 7" x 8' 1" (2.92m x 2.46m)

Double glazed window to rear, understairs cupboard, radiator and laminated floor.

Kitchen

11' x 6' 11" (3.35m x 2.11m)

Double glazed window to rear, double glazed door to side leading to garden, vinyl flooring, gas oven, gas hob, space for washing machine, space for fridge/ freezer, wall based units, work surfaces, extractor fan and pantry.

First Floor Landing

Loft access, airing cupboard and carpeted floor.

W/ C

Double glazed window to side, radiator, W/ C and wash hand basin.

Bathroom

Double glazed window to rear, wash hand basin, bath with shower over and vinyl flooring.

Bedroom One

12' 2" x 10' 7" (3.71m x 3.23m)

Double glazed window to front, carpeted floor, radiator and storage cupboard.

Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m)

Double glazed window to rear, radiator and carpeted floor.

Bedroom Three

9' 2" x 8' 3" (2.79m x 2.51m)

Double glazed window to front, carpeted floor and

radiator.

Exterior

To the front, there's a path to the front door with lawned area and shrubs.

To the side, there's a single garage with up and over doors with a parking space to the front of the garage.

To the rear, there's a larger than average enclosed garden mainly laid to lawn with paving area, greenhouse, shed and side gate.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



view this property online williamhbrown.co.uk/Property/NOR129633



welcome to

Kiln Close, Norwich

- NO ONWARD CHAIN
- Garage and off road parking
- Three double bedrooms off landing
- Perfect for first time buyers/ families/ investors
- Larger than average enclosed garden

Tenure: Freehold EPC Rating: D

offers in excess of

£230,000



view this property online williamhbrown.co.uk/Property/NOR129633

Please note the marker reflects the
postcode not the actual property



Property Ref:
NOR129633 - 0006

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 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk