







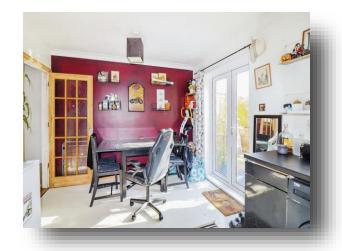


## welcome to

# **Porter Road, Long Stratton Norwich**

William H Brown are pleased to present THIS THREE BEDROOM DETACHED FAMILY HOME located in a cul de sac location, just a short walk away from local amenities such as local schools, shops and a playing field. \*\*Early viewings are highly recommended not to miss out!!\*\*

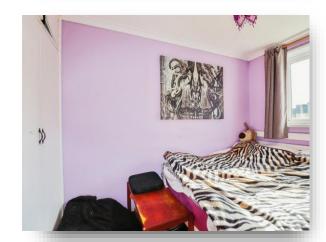












#### Lounge

14' 8" x 12' 7" ( 4.47m x 3.84m )

Wooden floor, window to front and stairs to the top floor.

## Kitchen/ Diner

19' x 14' 9" ( 5.79m x 4.50m )

Tiled floor, space for washing machine, space for dishwasher, space for fridge/ freezer, oven, sink unit and door to garden.

# First Floor Landing Bedroom One

10' 4" x 8' (3.15m x 2.44m)

Wooden flooring, window to rear and storage.

### **Bedroom Two**

6' 6" x 6' 4" ( 1.98m x 1.93m )

Wooden floor and window to front.

#### **Bedroom Three**

9' 4" x 8' (2.84m x 2.44m)

Window to front aspect and wooden floor.

#### **Bathroom**

W/C, single wash hand basin, paneled bath tub, tiled walls, laminated floor and window to rear aspect.

#### **Exterior**

The exterior front of the property has a small area laid to lawn with some decorative coloured stones and a small boarder, off road parking for two cars leading to a single garage and rear garden access. The exterior rear (garden) has the patio area, access to the garage and is laid to lawn with access on both sides of the house.





## welcome to

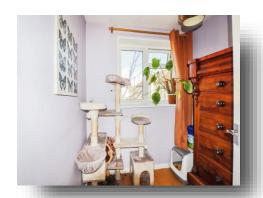
# **Porter Road, Long Stratton Norwich**

- Corner plot
- **Enclosed** garden
- Single garage
- Cul de sac location
- Walking distance to local schools and amenities

Tenure: Freehold EPC Rating: F

offers in excess of

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR140139



Property Ref: NOR140139 - 0008 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 quidance 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.



## 01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk

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.