

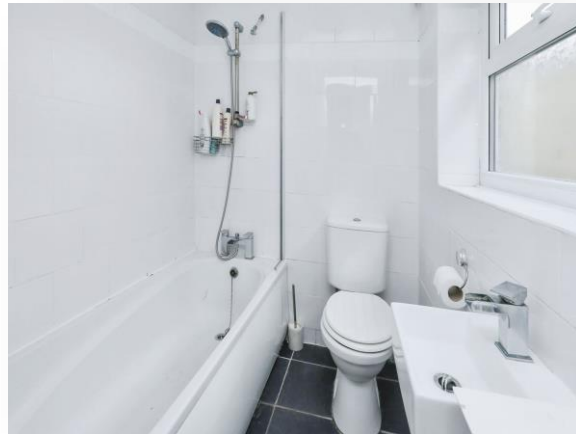


**Sproston Road, Norwich NR3 4QL**

**welcome to**

**Sprowston Road, Norwich**

\*\*\* IN THE HEART OF NR3 \*\*\* IS THIS WELL PRESENTED MID-TERRACED perfect for any first time buyer, home mover or investor. This property is a short walk away form the city and is surrounded by local amenities. \*\* Early viewings are highly recommended not to miss out on this property!! \*\*



**Lounge**

12' x 11' ( 3.66m x 3.35m )

Carpet, window to front, fireplace and door to front.

**Dining Room**

11' 10" x 10' 11" ( 3.61m x 3.33m )

Carpet, radiator and window to rear.

**Kitchen**

6' 7" x 9' 1" ( 2.01m x 2.77m )

Space for fridge/ freezer, oven, sink and window to side.

**Bathroom**

W/C, mixer tap, window to side, single wash hand basin, paneled bath tub, chrome towel rail, tiled flooring and door to utility space.

**Bedroom One**

10' 11" x 11' 10" ( 3.33m x 3.61m )

Window to rear, carpet and radiator.

**Bedroom Two**

10' 11" x 11' 11" ( 3.33m x 3.63m )

Window to front, carpet, storage and radiator.

**Bedroom Three**

10' 9" x 6' 7" ( 3.28m x 2.01m )

Carpet, window to rear and radiator.



***view this property online*** [williamhbrown.co.uk/Property/NOR134299](http://williamhbrown.co.uk/Property/NOR134299)



welcome to

## Sprowston Road, Norwich

- Highly sought after location
- Well presented throughout
- Lawned non-bisected garden to the rear
- Vendor found!!
- Three bedrooms

Tenure: Freehold EPC Rating: D

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/NOR134299](https://www.williamhbrown.co.uk/Property/NOR134299)



Property Ref:  
NOR134299 - 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 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



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