









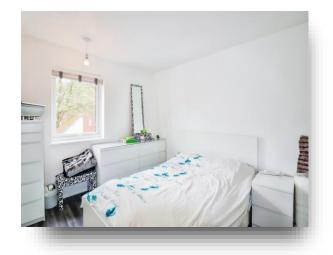
# welcome to

# **Notykin Street, Norwich**

THIS THREE BEDROOM END TERRACE HOUSE is situated in the popular NR5 postcode situated to the west of Norwich city centre. The property is being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended not to miss out on this great end terrace house!! \*\*













#### **Entrance Porch**

Double glazed door to front and carpeted floor.

#### **Entrance Hall**

Laminated floor.

#### Cloakroom

Double glazed window to front, wash hand basin, W/C, vinyl flooring and plumbing for washing machine/ tumble dryer.

# **Lounge/ Diner**

19' 11" x 10' (6.07m x 3.05m)

Double glazed window to rear, double glazed door to rear, carpeted floor, TV point and radiator.

#### Kitchen

13' 1" x 9' 2" ( 3.99m x 2.79m )

Laminated floor, sink one and a half sized bowl, double glazed window to side, space for fridge. freezer, gas oven, gas hob, extractor fan, wall base units and work surfaces.

### **First Floor Landing**

Airing cupboard and laminated floor.

#### **Bedroom One**

13' 2" x 9' 2" ( 4.01m x 2.79m )

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

# **Bedroom Two**

11' 10" x 9' 3" ( 3.61m x 2.82m )

Double glazed window to front, radiator and laminated floor.

## **Bedroom Three**

9' 3" x 7' 8" ( 2.82m x 2.34m )

Double glazed window to rear and laminated floor.

## **Bathroom**

Double glazed window to front, wash hand basin, W/C, radiator , laminated floor and bath with shower over.

#### Exterior

To the front, there's on road non permit parking.

To the rear, there's a fully enclosed rear enclosed mainly laid to lawn with shed, paving area and residents parking with a first come first serve basis.





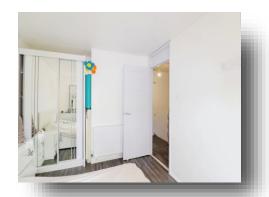
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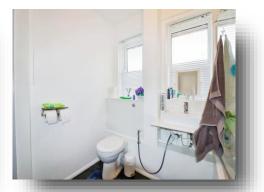
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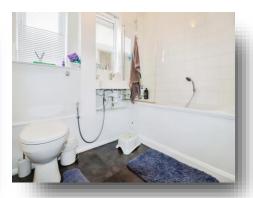
- NO ONWARD CHAIN
- Enclosed rear garden
- Perfect first time buy, family home or investment
- Close to the UEA and hospital
- Well presented throughout

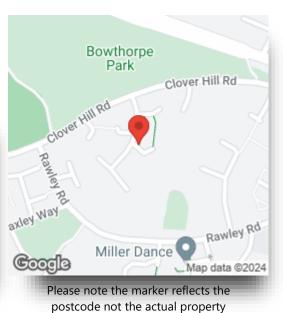
Tenure: Freehold EPC Rating: C

£250,000









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Property Ref: NOR140176 - 0002 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.



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