



Kerrison Road, Norwich, NR1 1JA

welcome to

Kerrison Road, Norwich

William H Brown are delighted to present to the market THIS THREE BEDROOM, BAY FRONTED MID-TERRACE HOUSE that is within walking distance to the football stadium. *** This property is offered CHAIN FREE and as such, we highly recommend early viewings for all interested parties!! ***



Lounge

13' 8" x 11' 11" (4.17m x 3.63m)

Window to front, laminate flooring and fireplace.

Dining Room

10' 8" x 12' (3.25m x 3.66m)

Window to rear, laminate flooring and radiator.

Kitchen

11' 2" x 6' 4" (3.40m x 1.93m)

Window to side, wall and base units, sink one sized bowl, plumbing for washing machine and cooker head.

Bathroom

Bath with shower over, W/C, wash hand basin, tiled flooring, radiator and window to rear.

First Floor Landing

Bedroom One

11' 11" x 11' 2" (3.63m x 3.40m)

Window to front, carpeted floor and radiator.

Bedroom Two

10' 10" x 11' 11" (3.30m x 3.63m)

Window to rear, carpet floor, radiator and door to bedroom three:-

Bedroom Three

11' 2" x 6' 5" (3.40m x 1.96m)

Window to rear, carpeted floor and radiator.

Exterior

Mainly laid to lawn with patio area and side for side access.



view this property online williamhbrown.co.uk/Property/NOR140511



welcome to

Kerrison Road, Norwich

- Three bedroom bay fronted mid-terrace
- Within walking distance to the football stadium
- Two reception rooms
- Ground floor bathroom
- Enclosed rear garden

Tenure: Freehold EPC Rating: E

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR140511](https://www.williamhbrown.co.uk/Property/NOR140511)



Property Ref:
NOR140511 - 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](https://www.williamhbrown.co.uk)