



Benjamin Gooch Way, Norwich NR2 2TL

welcome to

Benjamin Gooch Way, Norwich

THIS WELL PRESENTED FOUR BEDROOM MID-TOWNHOUSE is situated in the popular NR2 postcode, just a short walk to the south of city centre, it has an enclosed rear garden with garage and off-road parking. ** Viewings are highly recommended not to miss out on this fantastic townhouse!! **



Entrance Hall

Double glazed door to front, radiator and laminated floor.

Cloakroom

Wash hand basin, W/C, radiator, vinyl flooring and extractor fan.

Lounge/ Diner

13' 11" x 12' 2" (4.24m x 3.71m)

Double glazed French doors to garden, TV point, radiator, storage cupboard and laminated floor.

Kitchen

9' 4" x 8' 3" (2.84m x 2.51m)

Double glazed window to front, gas oven, gas hob, extractor fan, laminated floor, integrated fridge/freezer, wall base units, work surfaces, stainless steel one and a half sized bowl and washing machine.

First Floor Landing

Storage cupboard, radiator and carpeted floor.

Bedroom One

13' 11" x 12' 3" (4.24m x 3.73m)

Double glazed window to rear, carpeted floor, radiator, TV point, built in wardrobe and door to ensuite:-

Ensuite

Wash hand basin, W/C, vinyl flooring, shower cubicle, extractor fan and shaving point.

Bedroom Two

12' 2" x 7' 9" (3.71m x 2.36m)

Double glazed window to front, carpeted floor and radiator.

Second Floor Landing

Storage cupboard housing the boiler and carpeted floor.

Bedroom Three

12' 2" x 10' 9" (3.71m x 3.28m)

Double glazed window to front, carpeted floor and

radiator.

Bedroom Four

12' 3" x 11' 1" (3.73m x 3.38m)

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

Bathroom

Vinyl flooring, bath with shower over, wash hand basin, W/C, radiator and extractor fan.

Exterior

To the side, there's a single garage with off-road parking which is leased and to the rear, there's a fully enclosed rear garden, fully paved to a gate to rear.



view this property online williamhbrown.co.uk/Property/NOR138948



welcome to

Benjamin Gooch Way, Norwich

- Garage and off-road parking through gates
- Enclosed rear garden
- Easy walking distance to the city centre and train station
- Cloakroom, bathroom & ensuite
- Four double bedrooms

Tenure: Freehold EPC Rating: C

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR138948](https://www.williamhbrown.co.uk/Property/NOR138948)



Property Ref:
NOR138948 - 0003

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)