









welcome to

Harry Barber Close, Norwich

A SMART, WELL PRESENTED THREE BEDROOM UNIQUE SEMI-DETACHED HOUSE in a quiet, tucked away cul de sac lying west of Norwich. The property boasts brilliant access to the UEA as well as the hospital and Longwater retail centre. ** The property must be viewed to be fully appreciated!! **













Entrance Door

Into entrance hall with stairs to first floor and radiator.

Cloakroom

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

Lounge/ Dining Room

17' 9" x 9' 10" (5.41m x 3.00m) UPVC window and door to rear garden.

Kitchen

13' 1" x 7' (3.99m x 2.13m)

Fully fitted comprehensive range of eye and base level kitchen units with inset sink unit, built in electric hob, built in oven, extractor fan, space for fridge/freezer, rolled top work surfaces, tiled splashbacks and UPVC window to front aspect.

First Floor Landing

Built in storage cupboard.

Bedroom One

12' 3" x 9' 3" (3.73m x 2.82m) UPVC window to front aspect and radiator.

Bedroom Two

10' 10" x 10' 7" ($3.30m \times 3.23m$) Window to front aspect and radiator.

Bedroom Three

 $9' 10" \times 7' (3.00m \times 2.13m)$ Window to rear aspect and radiator.

Bathroom

Paneled bath with electric shower over, wash hand basin, W/C, tiled splashbacks, radiator and window to front aspect.

Seperate W/ C

W/C and UPVC window to side aspect.

Exterior

The property has shared non-allocated parking within the Close itself.

The property has a neat, enclosed front garden. The rear has an enclosed garden with a paved patio, lawned area, mature flowers, cherry tree and enclosed by walling and fencing.





welcome to

Harry Barber Close, Norwich

- Superb three bedroom semi-detached house
- Tucked away, quiet location
- Lovely rear garden
- Shared off-street parking
- Ground floor cloakroom

Tenure: Freehold EPC Rating: D

offers in excess of

£230,000







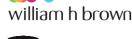


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR140504



Property Ref: NOR140504 - 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.





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.