

Swafield Street, Norwich NR5 9EA



welcome to

Swafield Street, Norwich

UNDER OFFER! A stunning & fully refurbished TWO BEDROOM TOWNHOUSE situated in the sought after NR5 postcode just to west of Norwich city centre. *VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC PROPERTY!*

with gated rear access.

Entrance Hall

Stairs to first floor and radiator.

Lounge/Dining Room

16' 5" \times 15' 10" ($5.00m \times 4.83m$) A superb open plan space with door & window to the rear garden, laminated flooring, storage cupboard and radiator.

Kitchen/Breakfast Room

9' 11" x 9' 7" (3.02m x 2.92m) A freshly refitted contemporary style kitchen with an extensive range of eye & base level kitchen units, inset 1 1/2 size bowl sink unit, fitted upstands, roll work surfaces, tiled flooring, space for a fridge/freezer, plumbing for a dishwasher & washing machine, built in electric hob & oven and fitted extractor.

1st Floor Landing

Cupboard housing boiler for heating & hot water, access to loft space and walk in wardrobe currently used as a study with uPVC window to the rear aspect.

Bedroom 1

14' x 9' 2" (4.27m x 2.79m) uPVC window to the front aspect and radiator.

Bedroom 2

12' 2" x 9' 2" (3.71m x 2.79m) uPVC window to the rear aspect, built in wardrobe and radiator.

Bathroom

Luxury bathroom suite comprising of panelled bath with attached shower, separate walk in glass fronted shower cubicle with mains fed shower, ladder radiator, concealed cistern W/C, wall mounted vanity cabinet and uPVC window to the rear aspect.

Exterior

Outside of the property is non allocated off road parking to the rear, There is also a beautifully maintained freshly relaid garden with a large lawned area, a large paved patio and is enclosed by fencing





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Swafield Street, Norwich

- *UNDER OFFER!*
- Stunning two bedroom townhouse
- Fully enclosed rear garden
- Off road parking
- Fully refurbished

Tenure: Freehold EPC Rating: Exempt

offers in excess of

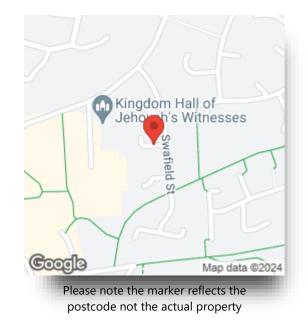
£205,000

view this property online williamhbrown.co.uk/Property/NOR138516



Property Ref: NOR138516 - 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.

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