



**Blenheim Crescent, Norwich, NR7 8AW**



**welcome to**

**Blenheim Crescent, Norwich**

THIS WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW which occupies a very generous plot and is well maintained throughout. The property is also being sold with the added benefit of being a desirable location for investment or for those who like to entertain their friends and family. For more information or to arrange a viewing please contact us!! \*\*\*

ted parties



**Entrance Porch**

Door to front and carpeted floor.

**Entrance Hall**

Carpeted floor and radiator.

**Lounge**

13' 11" x 10' 11" ( 4.24m x 3.33m )

Window to front, carpeted floor, radiator and arch to:-

**Dining Room**

11' x 9' 11" ( 3.35m x 3.02m )

Built in cupboard, carpeted floor and patio doors to conservatory.

**Kitchen/ Diner**

17' 4" x 10' 6" ( 5.28m x 3.20m )

Windows to side and rear, door to rear, carpeted floor & tiled flooring, wall & base units, work surfaces, stainless steel sink unit, part tiled walls, central heating boiler and door to:-

**Utility Room**

6' 4" x 7' 8" ( 1.93m x 2.34m )

Door to driveway, door to rear garden, plumbing for washing machine and window to side & rear.

**Conservatory**

10' 4" x 10' 2" ( 3.15m x 3.10m )

Window to rear and side, double doors to rear garden and carpeted floor.

**Bedroom One**

13' 4" x 10' 6" ( 4.06m x 3.20m )

Window to front, carpeted floor and radiator.

**Bedroom Two**

10' 6" x 8' 11" ( 3.20m x 2.72m )

Window to side, radiator and carpeted floor.

**Bathroom**

Wash hand basin, W/C, shower cubicle, tiled flooring and window to rear.

**Exterior**

To the rear, there's a fully enclosed garden mainly laid to lawn with patio area, two timber sheds, greenhouse and workshop.

**Agents Note**

The sale of this property is subject to Grant of Probate. Please seek and update from the branch with regards to the potential time-frame involved.



***view this property online*** [williamhbrown.co.uk/Property/NOR140563](http://williamhbrown.co.uk/Property/NOR140563)



welcome to

## Blenheim Crescent, Norwich

- NO ONWARD CHAIN
- In need of some modernisation
- Occupying a large plot
- Two great sized bedrooms
- Ample off-road parking

Tenure: Freehold EPC Rating: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140563 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to provide information for the purpose of carrying out a money laundering check. Intending purchasers will be asked to provide information for the purpose of carrying out a money laundering check. Intending purchasers will be asked to provide information for the purpose of carrying out a money laundering check.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1JH

and we are happy to help you with any queries you may have. We are happy to help you with any queries you may have. We are happy to help you with any queries you may have.

ice is Cumbria



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