









welcome to

Bracondale, Norwich

THIS STUNNING THREE BEDROOM, HALL ENTRANCE GEORGIAN TERRACE PROPERTY is situated in the popular NR1 postcode, just a short walk from Norwich city centre that is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are highly recommended to fully appreciate this Georgian property!! **













Entrance Hall

Door to front, tiled flooring and radiator.

Lounge

13' 10" x 11' 9" (4.22m x 3.58m)
Sash window to front, wooden flooring, radiator and open fire.

Dining Room

12' 1" x 11' 10" (3.68m x 3.61m)
Sash window to rear, radiator and original fire.

Third Reception Room

12' x 8' 2" (3.66m x 2.49m) Window to side, carpeted floor and radiator.

Kitchen

12' 10" x 8' 2" (3.91m x 2.49m)

Two double glazed window to rear, tiled flooring, sink, integrated washing machine, wall base units, work surfaces, gas oven, gas hob, extractor fan and door to garden.

Basement Reception Room

12' 7" x 11' 9" (3.84m x 3.58m)

Window to front, tiled flooring, radiator, boiler and walk in wardrobe.

First Floor Landing

Airing cupboard, wooden flooring and loft access.

Bedroom One

12' 8" x 10' 2" (3.86m x 3.10m)

Double glazed window to front, carpeted floor, original fire and storage cupboard.

Bedroom Two

10' 10" x 10' 2" (3.30m x 3.10m)

Window to rear, radiator, original fire and storage cupboard.

Bedroom Three

9' 3" x 6' 11" (2.82m x 2.11m)

Window to front, radiator and carpeted floor.

Bathroom

Window to side, stainless glass window, bidet, wash hand basin, W/C, tiled flooring with underfloor heating and shower cubicle.

Exterior

To the front, there's a path to front door with lawned area and mature shrubs.

To the rear, there's a fully enclosed well landscaped garden with path, lawned area, mature flowerbeds, shrubs, outside toilet and brick storage.





welcome to Awaiting Photograph

Bracondale, Norwich

- NO ONWARD CHAIN
- Grade II listed building in a conservation area
- 17 ft garage
- Well landscaped enclosed garden
- Walking distance to the city centre and train station

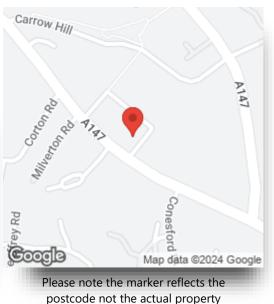
Tenure: Freehold EPC Rating: Exempt

£525,000









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Property Ref: NOR140457 - 0004 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.



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