









welcome to

Blenheim Crescent, Norwich

EXTENDED This semi-detached bungalow is located within the popular suburb of Sprowston benefiting from fully equipped with CCTV, solar panels, ample off road parking, garage and an enclosed rear garden. The property is being sold with no onward chain, viewings are highly recommended!













Entrance Porch

Front entrance door to hall.

Hall

Doors to bedrooms and lounge/diner.

Lounge / Diner

20' 5" max x 18' 4" max (6.22m max x 5.59m max)
'L' Shaped room, wall mounted gas fire, built in book shelf, two radiators, three UPVC double glazed rear windows, UPVC double glazed door to the rear garden, doors to kitchen.

Kitchen

16' 4" x 8' 11" (4.98m x 2.72m)

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, space for free standing cooker, space for fridge freezer, tiling splashbacks, wall mounted gas central heating boiler, UPVC double glazed side window, UPVC double glazed door to conservatory.

Conservatory

9' 1" x 8' 5" (2.77m x 2.57m)

UPVC double glazed rear and side windows, UPVC double glazed door to the rear garden.

Bedroom One

10' 10" x 9' 9" ($3.30 \text{m} \times 2.97 \text{m}$) UPVC double glazed front window, radiator.

Bedroom Two

 $8' 10" \times 8' 10"$ ($2.69m \times 2.69m$) UPVC double glazed front window, radiator.

Bathroom

Fitted with a four piece white suite comprising shower cubicle, WC, bidet, wash hand basin with cupboard below, heated towel rail, built in storage cupboards, two UPVC double glazed side windows.

Outside

To the front of the property there is ample off road parking which leads to a double gate with leads to the garage measuring 15'10" x 8'2" which has an up

and over front door, a side window and a door to the side. To the rear of the property there is a lawned garden with a large patio area, trees, shrubs and borders. There is a storage shed measuring 17'3" x 9'5" and summer house measuring 15'11" x 9 '11" with power and light. The garden is enclosed by fencing with a side access gate.





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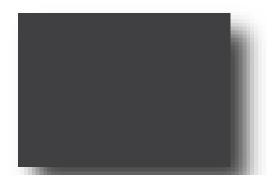
- No Onward Chain
- Extended Semi-Detached Bungalow
- Two Bedrooms
- Fully redecorated
- Enclosed Rear Garden

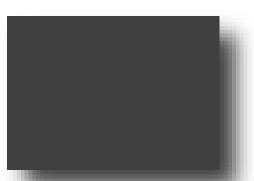
Tenure: Freehold EPC Rating: B

directions to this property:

Leave Norwich heading North on Magdalen Road continuing straight over the traffic lights onto Sprowston Road. Then go straight over the ring road roundabout onto Wroxham Road and into Sprowston. Then take the fifth left into Blenheim Road, then third left into Blenheim Crescent where the bungalow can be found on your left hand side.

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SPR107496



Property Ref: SPR107496 - 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 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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