









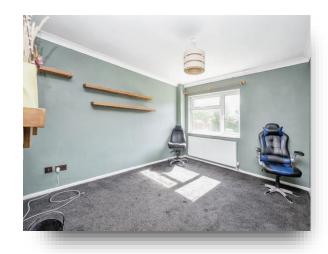
## welcome to

# **Beverley Road, Brundall Norwich**

\*\*VILLAGE LOCATION!\*\* Three Bedroom mid-terraced bungalow with conservatory, garage and driveway parking. The property is set in a prime location in the village of Brundall and is being sold no onward chain.













#### **Entrance Hall**

Front entrance door, radiator.

### **Lounge / Diner**

21' 4" max x 11' max ( 6.50m max x 3.35m max ) Double glazed front window, radiator, double sided log burner, storage cupboard.

#### Kitchen

16' 5" x 9' 10" ( 5.00m x 3.00m )

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in oven, electric hob and cooker hood over, splashback, tiling, plumbing for washing machine and dishwasher, space for fridge freezer, access to loft space, double glazed rear window, and doors to the front and rear.

#### **Conservatory**

Double glazed rear and side windows, door to the rear.

#### **Bedroom One**

12' x 12' 2" ( 3.66m x 3.71m )
Double glazed side window, radiator, built in wardrobe.

#### **Bedroom Two**

10' 11" x 8' 11" ( 3.33m x 2.72m ) Double glazed side window, radiator.

#### **Bedroom Three**

 $9' \times 6' \cdot 11'' (2.74 \text{m} \times 2.11 \text{m})$  Double glazed side window, radiator, built in wardrobe.

### **Family Bathroom**

Fitted with a three piece white suite comprising bath with shower over, WC, wash hand basin, tiling, two double glazed front windows, radiator.

#### Outside

To the front of the property there is lawned garden with an access pathway to the front door and round to the side to two storage cupboard and another door into the kitchen. To the rear of the property there is low maintenance rear garden with astro turf lawn, a decking area and a shed.





## welcome to

## **Beverley Road, Brundall Norwich**

- \*\*Guide Price £230,000 £250,000\*\*
- Mid-Terraced Bungalow
- Three Bedrooms
- Conservatory
- Front & Rear Garden

Tenure: Freehold EPC Rating: D

offers in the region of

£230,000

#### directions to this property:

Leave Norwich heading east on the Yarmouth Road (A47). At the Brundall roundabout take the third exit onto Cucumber Lane and then take the fourth right onto Beverley Road where the property will be found towards the end of the road on your right.









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SPR107541



Property Ref: SPR107541 - 0012 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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