



**Wenman Court, Norwich, NR5 9LP**



**welcome to**

**Wenman Court, Norwich**

THIS WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW is situated in the popular NR5 postcode just to the west of Norwich city centre. The property would make a fantastic first time buy or downsize purchase and its being sold with the added benefit of NO ONWARD CHAIN! \*Viewings are highly recommended!!!\*





### **Entrance Hall**

Door to front, radiator storage cupboard and loft access.

### **Lounge/ Diner**

15' 10" x 11' 5" ( 4.83m x 3.48m )

Double glazed window to side, carpeted floor, radiator, gas fire and doors into conservatory:-

### **Conservatory**

8' 3" x 5' 2" ( 2.51m x 1.57m )

Carpeted floor with doors into the garden.

### **Kitchen**

11' 1" x 9' 1" ( 3.38m x 2.77m )

Double glazed window to rear, double glazed door to rear, vinyl flooring, gas oven, gas hob, wall base units, work surfaces and stainless steel one sized bowl.

### **Bedroom One**

16' 3" x 11' 4" ( 4.95m x 3.45m )

Double glazed bay window to front, carpeted floor, TV point and radiator.

### **Bedroom Two**

9' 2" x 8' 10" ( 2.79m x 2.69m )

Double glazed window to front, carpeted floor and radiator.

### **Bathroom**

Double glazed window to front, vinyl flooring, wash hand basin, W/C, shower cubicle and extractor fan.

### **Exterior**

To the front, there is a path to the front door with lawned area, single garage with up & over doors and off-road parking.

To the rear, there is a fully enclosed well established garden mainly laid to lawn with paving area, flowerbeds and shrubs.



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## **Wenman Court, Norwich**

- NO ONWARD CHAIN
- Garage and ample off-road parking
- Enclosed rear garden
- Close to the UEA & Hospital
- Perfect for a first time buy or downsize purchase

Tenure: Freehold EPC Rating: C

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR139808 - 0002

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