

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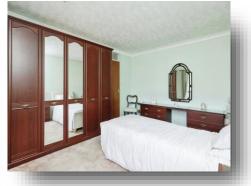
- NO ONWARD CHAIN
- Garage and ample off-road parking
- Enclosed rear garden
- Close to the UEA & Hospital
- Perfect for a first time buy or downsize purchase

Tenure: Freehold EPC Rating: C

offers in excess of

£240,000





view this property online williamhbrown.co.uk/Property/NOR139808



Property Ref: NOR139808 - 0002 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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Clover Hive The Butts Pares Pares Pares Map data ©2024 Please note the marker reflects the

postcode not the actual property

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