









welcome to

Newton Close, Newton St. Faith Norwich

THIS WELL PRESENTED TWO BEDROOM END TERRACE HOUSE is situated in the popular village of Newton St Faith's, located to the north of Norwich City Centre. The property is being sold with the added benefit of NO ONWARD CHAIN!. *** Viewings are highly recommended, not to miss out!! ***













Entrance Porch

Double glazed front door, tiled flooring and door to hall.

Entrance Hall

Door from porch, laminate flooring and radiator.

Kitchen

10' x 9' 5" (3.05m x 2.87m)

Fitted with a range of wall & base units, work surface over with stainless steel sink. Integrated fridge/freezer, space for washing machine & dishwasher, gas oven and hob. Extractor fan, radiator & rear aspect double glazed window.

Lounge/ Diner

16' 2" x 11' 3" (4.93m x 3.43m)

Gas fire with back boiler, TV point, carpeted floor & radiator. Front aspect double glazed window and double glazed French doors to conservatory.

Conservatory

8' 9" x 9' 1" (2.67m x 2.77m)

Laminate flooring, double glazed French doors & separate double glazed door open to rear garden.

First Floor Landing

Airing & storage cupboard, loft access, carpeted floor & front aspect double glazed window.

Bedroom One

11' 3" x 9' 7" (3.43m x 2.92m)

Storage cupboard, carpeted floor, radiator & rear aspect double glazed window.

Bedroom Two

11' 3" x 6' 2" (3.43m x 1.88m)

Laminate flooring, radiator & front aspect double glazed window.

Bathroom

Suite comprises of WC, wash basin and bath with shower over. Tile flooring, radiator & rear aspect double glazed window.

Exterior

To the front of the property, there is a dropped kerb accessing a shingled driveway.

To the rear, there's a fully enclosed rear garden, mainly laid with astro turf and decking area.





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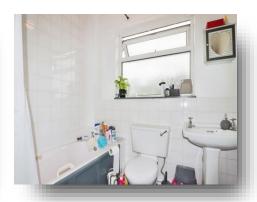
- NO ONWARD CHAIN
- Two bedrooms
- Open plan lounge/ diner
- Well presented throughout
- Perfect for first time buyers

Tenure: Freehold EPC Rating: E

£230,000









view this property online williamhbrown.co.uk/Property/NOR140307



Property Ref: NOR140307 - 0005 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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