









welcome to

Lime Kiln Mews, Norwich

THIS WELL PRESENTED SIX BEDROOM SEMI-DETACHED TOWNHOUSE is situated in the popular NR3 postcode to the north of Norwich city centre. The property would make a fantastic investment opportunity and is being sold with the added benefit of NO ONWARD CHAIN! *** Viewings are highly recommended!! ***













Entrance Hall

Double glazed door to front, tiled flooring and radiator.

Shower Room

Double glazed window to front, wash hand basin, W/C, shower cubicle, radiator and tiled flooring.

Kitchen

15' 4" x 8' (4.67m x 2.44m)

Tiled flooring, extractor fan, double glazed window to rear, double glazed French doors to conservatory, gas oven, gas hob, space for washing machine, space for fridge/ freezer, wall base units, work surfaces, one and a half sized bowl and boiler.

Conservatory

14' 11" x 9' 8" (4.55m x 2.95m)

Tiled flooring, TV point, radiator and double glazed French doors to garden.

Bedroom Six

16' 10" x 8' 1" (5.13m x 2.46m)

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

First Floor Landing

Carpeted floor.

Bedroom Two

15' 4" max. x 15' 3" max. (4.67m max. x 4.65m max.) Two double glazed windows to front, TV point, phone point, carpeted floor and radiator.

Shower Room

Double glazed window to rear, shower cubicle, wash hand basin, W/C, radiator and extractor fan.

Bedroom Five

10' 2" x 8' 6" (3.10m x 2.59m)

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

Second Floor Landing

Loft access, carpeted floor and storage cupboard.

Master Bedroom

12' x 8' 6" (3.66m x 2.59m)

Double glazed window to front, carpeted floor, radiator, TV point, built in wardrobe and door to ensute:-

Ensuite

Wash hand basin, W/C, shower cubicle, vinyl flooring, radiator, extractor fan and shaving point.

Bedroom Three

10' 3" x 8' 6" (3.12m x 2.59m)

Double glazed window to rear, carpeted floor, built in wardrobe and radiator.

Bedroom Four

8' 9" x 6' 5" (2.67m x 1.96m)

Double glazed window to front, carpeted floor and radiator.

Bathroom

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

Exterior

To the front, there's off-road parking.

To the rear, there's a low maintenance enclosed garden mainly shingle with gate to front and paving area.





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Lime Kiln Mews, Norwich

- NO ONWARD CHAIN
- Perfect investment opportunity
- Generating over 11% yield
- Two shower rooms, bathroom & ensuite
- Enclosed rear garden

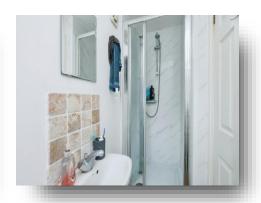
Tenure: Freehold EPC Rating: C

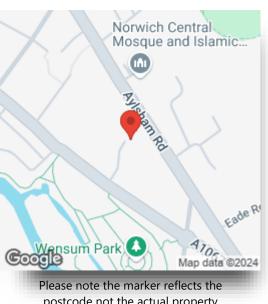
offers in excess of

£340,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR139605



Property Ref: NOR139605 - 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 quidance 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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