









## welcome to

# **Tills Road, Norwich**

THIS WELL PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW occupies a generous plot offering ample off road parking to the front with a lovely sized enclosed rear garden. \*\*Please contact the office at your earliest convenience if you are interested in viewing this property!!\*\*













#### **Entrance Hall**

Door to front, radiator and carpeted floor.

## **Lounge/ Dining Room**

20' 3" x 13' 4" ( 6.17m x 4.06m )

Window to front, door to conservatory, radiator and carpeted floor.

#### **Kitchen**

9' 6" x 9' 3" ( 2.90m x 2.82m )

Window to front, wall & base units, work surfaces, one & a half bowl stainless steel sink unit, space for freestanding cooker, cooker head, door to utility room:-

#### **Utility Room**

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

Window to rear and door to rear.

## Conservatory

10' 11" x 9' 7" ( 3.33m x 2.92m )

Window to side, window to rear and laminate flooring.

#### **Bedroom One**

12' 11" x 10' 5" ( 3.94m x 3.17m )

Window to rear, carpeted floor and radiator.

#### **Bedroom Two**

11' 7" x 7' (3.53m x 2.13m)

Window to front, carpeted floor and radiator.

# First Floor Accommodation Bedroom Three

12' 7" x 9' 1" ( 3.84m x 2.77m )

Window to rear, carpeted floor and heated towel rail

#### **Bathroom**

Bath with shower over, wash hand basin, W/C, heated towel rail, tiled flooring and window to rear

#### **Exterior**

To the front there is a dropped kerb providing off road parking and to the rear there is a raised decking area, koi pond, three timber sheds and access to the outbuilding.

#### Outbuilding

13' 11" x 6' 9" ( 4.24m x 2.06m ) Outside kitchen area





## welcome to

# **Tills Road, Norwich**

- Extended semi-detached chalet bungalow
- Ample sized living accommodation
- Potential for further improvements
- Various outbuildings
- Ample off-road parking and enclosed rear garden

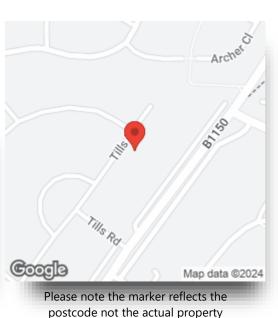
Tenure: Freehold EPC Rating: D

£285,000









view this property online williamhbrown.co.uk/Property/NOR140951



Property Ref: NOR140951 - 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.





01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.