









welcome to

Mousehold Avenue, Norwich

This SEMI DETACHED two bedroom property is located in the popular NR3 postcode. It enjoys gas fired central heating, has the benefit of ample off road parking and has a sixty foot long private rear garden .*The rooms are well proportioned and the property should be viewed to be fully appreciated*













Entrance Hall

Front entrance door, laminate flooring stairs to first floor and door to lounge.

Lounge

14' 5" x 13' (4.39m x 3.96m)
UPVC double glazed window, laminate flooring, radiator and coved ceiling.

Kitchen

16' 7" x 8' 2" (5.05m x 2.49m)

Fully fitted kitchen with range of wall and base level kitchen cabinets, inset stainless steel sink, tiled splash backs integrated electric oven and hob, tiled flooring and storage cupboard. Two double glazed windows, door to rear garden.

First Floor Landing

Loft access, carpeted floor

Bedroom One

14' 8" x 9' 7" (4.47m x 2.92m)

Two double glazed windows overlooking Mousehold heath, two radiators build in cupboard and carpeted flooring.

Bedroom Two

11' 8" x 8' 5" (3.56m x 2.57m)

Double glazed window overlooking rear garden, radiator and carpeted flooring.

Bathroom

Spacious bathroom with double glazed window, radiator, WC vanity wash hand basin, panelled bath with shower part tiled walls and vinal flooring

Exterior

At the front of the property there is gravelled driveway parking for approximately 5-6 vehicles.

At the rear , there is a fully enclosed private 60 foot long garden , mainly laid to lawn and with mature trees .

In addition, At side of the house there is an access gate to the rear garden.





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- Off-road parking for approximately five/ six vehicles
- Large 60 ft rear garden
- Sought after NR3 location
- Opposite a woodland area

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000







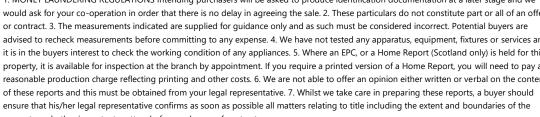


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR141001



Property Ref: NOR141001 - 0007 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 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 property and other important matters before exchange of contracts.





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