

Hall Road, Norwich, NR1 2PP



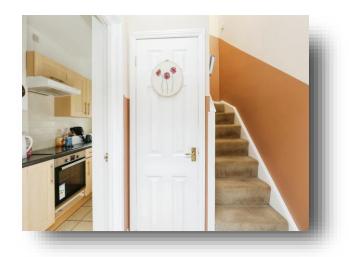
welcome to

Hall Road, Norwich

AN IMMACULATE TWO BEDROOM UNIQUE COTTAGE situated in the corner of Hall Road in this sought after south city village. This impressive property is being sold with the added benefit of NO ONWARD CHAIN! ** Early viewings are highly recommended not to miss out on this fantastic property!! **













Entrance Door Into lounge/ dining room:-

Lounge/ Dining Room 10' 6" x 10' 6" (3.20m x 3.20m) UPVC window to front aspect, smooth plastered high ceiling and radiator.

Kitchen

9' 8" x 7' 11" (2.95m x 2.41m) Fully fitted comprehensive range of eye & base level kitchen units, built in hob, built in oven, plumbing for washing machine, space for fridge, tiled splashbacks and window to side aspect.

First Floor Landing Bedroom One

10' 6" x 8' 11" (3.20m x 2.72m) Window to front aspect.

Bedroom Two 10' 6" x 7' 4" max. (3.20m x 2.24m max.) Window to front aspect.

Shower Room

Suite comprising of shower cubicle with inset electric shower, vanity unit, W/C and window to side aspect.

Exterior

To the side of the property there is allocated parking. Behind the property there is a private garden area enclosed by fencing.

Agents Note

This property is currently in the process of being changed to a leasehold property, details of the brand new lease will be available from this office shortly.





welcome to

Hall Road, Norwich

- Unique two bedroom cottage
- Private garden
- Immaculate overall decorative order
- Extremely well priced
- Fantastic first time buy/ buy to let investment

Tenure: Freehold EPC Rating: D

offers in excess of

£180,000

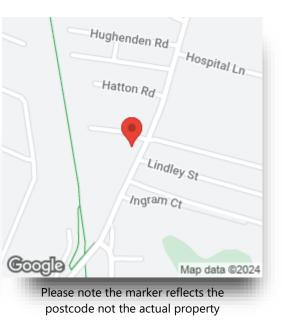






Property Ref: NOR140945 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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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