



**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.



**view this property online** [williamhbrown.co.uk/Property/NOR140945](http://williamhbrown.co.uk/Property/NOR140945)



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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140945 - 0003

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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.



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