









# welcome to

# **Purland Road, Norwich**

THIS WELL PRESENTED THREE BEDROOM END-TERRACE HOUSE is situated in the popular NR7 postcode, just to the east of Norwich city centre. The property would make a fantastic first time buy or family home and its being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended! \*\*













#### **Entrance Hall**

Double glazed door to front and laminate flooring.

#### Lounge

19' 4" x 10' 10" ( 5.89m x 3.30m )

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

## **Dining Room**

11' 2" x 8' 1" ( 3.40m x 2.46m )

Double glazed window to front, radiator, carpeted floor and storage cupboard.

#### Kitchen

11' 4" x 8' 5" ( 3.45m x 2.57m )

Double glazed window to rear, stainless steel one sized bowl, vinyl flooring, electric oven, electric hob, extractor fan, wall base units, work surfaces, breakfast bar, boiler, space for washing machine and space for fridge/ freezer.

### Conservatory

11' 10" x 8' 11" ( 3.61m x 2.72m )

Double glazed door to side and carpeted floor.

## **First Floor Landing**

Carpeted floor.

### **Bedroom One**

12' 9" x 12' (3.89m x 3.66m)

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

### **Bedroom Two**

11' 6" x 10' 3" ( 3.51m x 3.12m )

Double glazed window to front & side, carpeted floor and radiator.

### **Bedroom Three**

9' 8" x 8' 3" ( 2.95m x 2.51m )

Double glazed window to rear, carpeted floor and radiator.

### **Bathroom**

Double glazed window to rear, bath with shower

over, separate shower cubicle, wash hand basin, W/C and vinyl flooring.

#### Exterior

To the front, there is off-road parking for approximately three vehicles with paving area and shingled area.

To the rear, there's a fully enclosed rear garden mainly laid to lawn with paving area, garden shed and gate to front.





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# **Purland Road, Norwich**

- NO ONWARD CHAIN
- Ample off-road parking
- Enclosed rear garden
- Conservatory
- Perfect first time buy or family home

Tenure: Freehold EPC Rating: Awaited

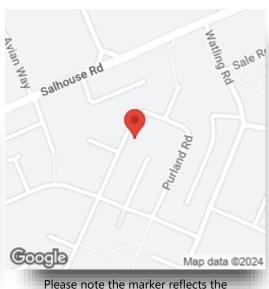
offers in excess of

£240,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR140650



Property Ref: NOR140650 - 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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