



**Purland Road, Norwich, NR7 9DY**



**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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welcome to

## 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: Awaiting

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140650 - 0003

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