









welcome to

Barrett Road, Norwich

THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME situated within a convenient and sought after location would make a great first time buy or family home and is being sold with the added benefit of NO ONWARD CHAIN! ** Please contact the office at your earliest convenience to schedule a viewing!! **













Entrance Hall

Carpeted floor and radiator.

Cloakroom

Wash hand basin, wc, radiator, windows to rear and side.

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

Window to front, radiator, carpeted floor and cupboard.

Kitchen

14' 11" x 9' (4.55m x 2.74m)

Wall & base units, work surfaces, one bowl stainless steel sink unit, electric oven, electric hob, plumbing for washing machine, central heating boiler, tiled flooring, radiator, window to rear and door to garden.

First Floor Landing

Carpeted flooring.

Bedroom One

12' x 9' 3" (3.66m x 2.82m)

Window to front, carpeted floor and radiator.

Bedroom Two

10' 11" x 8' 10" (3.33m x 2.69m)

Window to rear, carpeted floor and radiator.

Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)

Window to rear, carpeted floor and radiator.

Bathroom

Window to front, bath with shower over, wash hand basin, wc and laminate flooring.

Exterior

To the front there is a fully enclosed garden mainly laid to lawn.

To the rear, there is a patio area with steps to a raised lawn area.





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- NO ONWARD CHAIN
- Good sized front and rear gardens
- Great family home
- Sought after location
- Three good sized bedrooms

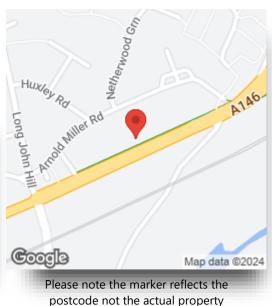
Tenure: Freehold EPC Rating: C

£210,000









view this property online williamhbrown.co.uk/Property/NOR140434



Property Ref: NOR140434 - 0002 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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