



Linton Crescent, Norwich, NR7 8NN

welcome to

Linton Crescent, Norwich

THIS TWO BEDROOM SEMI-DETACHED BUNGALOW situated within a very sought after road in Sprowston close to many local amenities with an enclosed rear garden mainly laid to lawn. ** All all interested parties contact the office at their earliest convenience to register their interest!! **



Entrance Hall

Built in cupboard, laminate flooring and radiator.

Lounge

15' 3" x 10' 10" (4.65m x 3.30m)

Window to front, laminate flooring, radiator and electric fireplace.

Kitchen

12' 5" x 9' 4" (3.78m x 2.84m)

Window to rear, wall & base units, work surfaces, sink & drainer, tiled splashbacks, breakfast bar, central heating boiler and tiled flooring.

Conservatory/ Utility

8' 10" x 6' 1" (2.69m x 1.85m)

Door to rear, window to side, plumbing for washing machine and tiled flooring.

Bedroom One

12' 5" into bay x 9' 1" (3.78m into bay x 2.77m)

Window to front, laminate flooring and radiator.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

French doors to rear, carpeted floor and radiator.

Bathroom

Wash hand basin, wc, bath with shower above, fully tiled, extractor fan, radiator and window to side.

Exterior

There is an enclosed rear garden, mainly laid to lawn with access to the brick shed.



view this property online williamhbrown.co.uk/Property/NOR141069



welcome to

Linton Crescent, Norwich

- Sought after location
- Two good sized bedrooms
- Enclosed rear garden with brick built shed
- Close to local amenities
- Conservatory/ utility

Tenure: Freehold EPC Rating: C

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR141069](https://www.williamhbrown.co.uk/Property/NOR141069)



Property Ref:
NOR141069 - 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.

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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)