

# property details **approval form**

76 Hotblack Road, Norwich, Norfolk, England, NR2 4HN

**Date:** 30 July 2024

**Property Ref and Version:** NOR140980 - 0001

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£260,000

Tenure: Freehold

## >> **key features**

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- > Conveniently located
- > Two bathrooms
- > Two good sized bedrooms
- > Off-road parking
- > Enclosed garden
- > EPC Rating: D

## >> **short description**

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THIS TWO BEDROOM MID-TERRACE PROPERTY is situated within a central and convenient location, boasting two reception rooms, two bathrooms, two good sized bedrooms, an enclosed garden and off-road parking. \*\* Please contact the office at your earliest convenience to schedule a viewing!! \*\*

## >> **long description**

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Situated within a central and convenient location, THIS TWO BEDROOM MID-TERRACE PROPERTY boasts two well sized reception rooms to the ground floor, two bathrooms, one to each floor, two well sized bedrooms and an additional attic room which could offer the potential for a third bedroom subject to the necessary planning permissions being obtained.

\*\* Please contact the office at your earliest convenience to schedule a viewing!! \*\*

## >> **directions**

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## >> **Agent Note**

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**Your William H Brown office:** 5 Bank Plain, NORWICH, Norfolk, NR2 4SF  
T 01603 760044 E [norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)

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## >> **room description**

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### **Lounge**

11' 6" x 11' 6" ( 3.51m x 3.51m )

Window to front, exposed floor boards and radiator.

### **Dining Room**

11' 6" x 11' 6" ( 3.51m x 3.51m )

Exposed floorboards, door to the garden and radiator.

### **Kitchen**

11' 10" x 6' 10" ( 3.61m x 2.08m )

Window to side, central heating boiler, wall & base units, work surfaces over, one & a half bowl stainless steel sink unit, freestanding cooker, cooker head, plumbing for washing machine and space for fridge/ freezer.

### **Bathroom**

Shower cubicle, wc, wash hand basin, tiled flooring, extractor fan and radiator.

### **First Floor Landing**

#### **Bedroom One**

11' 5" x 11' 3" ( 3.48m x 3.43m )

Window to front, carpeted floor and radiator.

#### **Bedroom Two**

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

Window to rear, radiator and carpeted floor.

#### **Bedroom Three**

12' 6" x 10' ( 3.81m x 3.05m )

Window to rear, carpeted floor and radiator.

### **Bathroom**

Window to rear, wc, wash hand basin, freestanding bath with shower attachment, extractor fan and radiator.

### **Exterior**

There is a fully enclosed rear garden with gated access to next door garden and right of access to garage.

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## >> **property images**



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## >> **floor plan**

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## >> **approval**

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	<b>Signature</b>	<b>Date</b>
<b>Adam Lynch</b>		
<b>Mrs J. Impleton</b>		

**Your William H Brown office:** 5 Bank Plain, NORWICH, Norfolk, NR2 4SF

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