



Hotblack Road, Norwich, NR2 4HN

welcome to

Hotblack Road, Norwich

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!!!! **



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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Hotblack Road, Norwich

- Conveniently located
- Two bathrooms
- Two good sized bedrooms
- Off-road parking
- Enclosed garden

Tenure: Freehold EPC Rating: D

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140980 - 0004

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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