



**Boot Binders Road, Norwich, NR3 2DT**

**welcome to**

**Boot Binders Road, Norwich**

THIS WELL PRESENTED THREE BEDROOM END-TERRACE HOUSE is situated in the popular NR3 postcode, just to the north of Norwich city centre. The property is being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended not to miss out on this great end terrace property!! \*\*



### **Entrance Hall**

Double glazed door to front, radiator and carpeted floor.

### **Cloakroom**

Wash hand basin, wc, radiator, carpeted floor and double glazed window to front.

### **Lounge**

15' 4" x 12' 9" ( 4.67m x 3.89m )

Double glazed window to front, TV point, radiator and storage cupboard.

### **Kitchen/ Diner**

15' 10" x 8' 8" ( 4.83m x 2.64m )

Double glazed window to rear, French double glazed door to garden, vinyl flooring, gas oven, gas hob, space for washing machine, space for fridge/ freezer, extractor fan, stainless steel one sized bowl, wall & base units and work surfaces.

### **First Floor Landing**

Carpeted floor, airing cupboard, double glazed window to side and loft access.

### **Bedroom One**

10' 1" x 9' 2" ( 3.07m x 2.79m )

Double glazed window to front, carpeted floor, built in wardrobe, radiator, TV point, phone point and door to ensuite:-

### **Ensuite**

Shower cubicle, wash hand basin, wc, carpeted floor and radiator.

### **Bedroom Two**

9' 2" x 8' 11" ( 2.79m x 2.72m )

Double glazed window to rear, carpeted floor and radiator.

### **Bedroom Three**

6' 10" x 6' 5" ( 2.08m x 1.96m )

Double glazed window to front, carpeted floor and radiator.

### **Bathroom**

Double glazed window to rear, wash hand basin, wc, bath with shower over and carpeted floor.

### **Exterior**

To the front, there is off-road parking for approximately one vehicle with path to the front door.

To the rear, there is a fully enclosed rear garden, mainly laid to lawn with paving area.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Boot Binders Road, Norwich

- NO ONWARD CHAIN
- Off-road parking
- Enclosed rear garden
- Sought after location
- Cloakroom, ensuite & family bathroom

Tenure: Freehold EPC Rating: C

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
NOR141171 - 0006

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](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)