

property details **approval form**

2d Malbrook Road, Norwich, Norfolk, England, NR5 8RR

Date: 28 September 2024

Property Ref and Version: NOR141441 - 0002

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**

£210,000

Tenure: Freehold

>> **key features**

- > *NO ONWARD CHAIN!*
- > Walking distance to the UEA
- > Perfect first time buy or investment purchase
- > Enclosed rear garden
- > Off road parking for approximately 2 vehicles
- > Cloakroom and family bathroom
- > EPC Rating: C

>> **short description**

INVESTORS ONLY!! This well presented TWO/THREE BEDROOM END TERRACED HOUSE is situated in the popular NR5 postcode just to the west of Norwich city centre and would make a perfect first time buy or investment purchase *VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS GREAT TERRACED PROPERTY!*

>> **long description**

This well presented THREE BEDROOM END TERRACED HOUSE is situated in the popular NR5 postcode just to the west of Norwich city centre. The property would make a perfect first time buy or investment purchase and benefits from cloakroom & family bathroom, enclosed rear garden, ample off road parking and is in easy walking distance of the UEA.

Accommodation comprises of entrance hall, kitchen/diner, cloakroom and lounge/bedroom 3 to the ground floor. Upstairs there are two double bedrooms off of the landing as well as the family bathroom. To the front of the property is off road parking for approximately two vehicles and to the rear is a fully enclosed garden. *VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS GREAT TERRACED PROPERTY!*

>> **directions**

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

T 01603 760044 **E** norwich@williamhbrown.co.uk

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>> **Agent Note**

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>> **room description**

Entrance Hall

Door to the front aspect.

Cloakroom

Double glazed window to the side aspect, wash hand basin, W/C, tiled flooring and radiator.

Lounge/Bedroom 3

13' 3" x 10' 10" (4.04m x 3.30m)

Double glazed window to the rear aspect, double glazed door to the rear aspect, radiator, TV point and carpeted flooring.

Kitchen/Diner

13' 6" x 13' 3" (4.11m x 4.04m)

Space for a washing machine & fridge/freezer, double glazed window to the front aspect, tiled flooring, integrated dish washer, gas oven, gas hob, extractor fan, radiator, wall and base units with work surfaces over, stainless steel 1 1/2 size bowl and boiler.

1st Floor Landing

Carpeted flooring and loft access.

Bedroom 1

12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed window to the front aspect, carpeted flooring, radiator and built in wardrobe.

Bedroom 2

13' 3" x 8' (4.04m x 2.44m)

Double glazed window to the rear aspect and carpeted flooring.

Bathroom

Double glazed window to the side aspect, wash hand basin, W/C, bath with shower over, tiled flooring and extractor fan.

Exterior

To the front of the property is a path to the front door with off road parking for approximately two vehicles. To the rear is a fully enclosed garden, mainly laid to lawn with a garden shed and gate to the front aspect.

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>> **property images**



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>> **property images**



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>> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

>> approval

Signature

Date

Tristan Stoneman		
Mrs E. Ng		

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