

Malbrook Road, Norwich, NR5 8RR

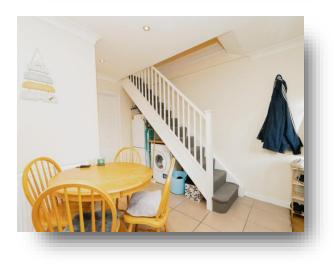


welcome to

Malbrook Road, Norwich

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*













the front aspect.

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' $(4.04m \times 2.44m)$ 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





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- *NO ONWARD CHAIN!*
- Walking distance to the UEA
- Perfect investment purchase
- Enclosed rear garden
- Off road parking for approximately 2 vehicles

Tenure: Freehold EPC Rating: C

guide price **£200,000**



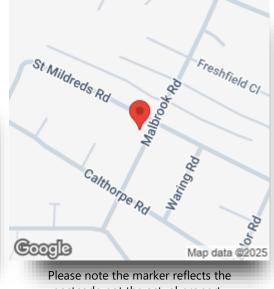


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Property Ref: NOR141441 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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.



postcode not the actual property

william h brown



01603 760044

norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk