



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*



Entrance Hall

Door to the front aspect.

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



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Malbrook Road, Norwich

- *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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141441 - 0004

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