









# welcome to

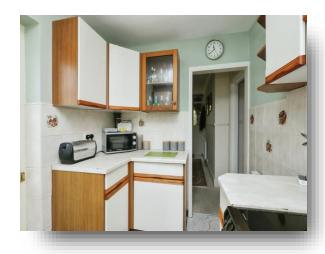
# **Stratford Close, Norwich**

THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME is situated in the highly sought after NR1 postcode of Norwich and has off road parking for three cars & an enclosed rear garden to the rear. \*\* Ideal for families and business professionals the property is only a short walk from the city centre!! \*\*













#### **Entrance Hall**

Door to front, window to side, carpeted floor and radiator.

#### Cloakroom

Wash hand basin, wc, vinyl flooring and window to side.

## Lounge

11' 11" x 10' 8" ( 3.63m x 3.25m )

Carpeted floor, window to front and French doors to:-

## **Dining Room**

13' 9" x 10' 11" (4.19m x 3.33m) Window to rear and exposed floor boards.

#### Kitchen

9' 6" x 6' 10" ( 2.90m x 2.08m )

Window to rear, wall base units, work surfaces, stainless steel one sized bowl, freestanding cooker, tiled flooring, radiator and door to side.

## Conservatory

9' 3" x 6' 4" ( 2.82m x 1.93m )

Windows to rear & side, base units and plumbing for washing machine.

## **First Floor Landing**

Airing cupboard housing the central heating boiler.

#### **Bedroom One**

12' x 10' ( 3.66m x 3.05m )

Window to front, radiator and exposed floor boards.

## **Bedroom Two**

13' 1" x 10' 11" ( 3.99m x 3.33m )

Window to rear, carpeted floor and radiator.

## **Bedroom Three**

8' 1" x 8' 1" ( 2.46m x 2.46m )

Window to front, exposed floor boards and radiator.

## **Bathroom**

Window to rear, wash hand basin, wc, freestanding

cast iron bath, shower cubicle and exposed floor boards.

#### **Exterior**

To the front, there is a dropped kerb offering access to brickweave driveway with a lawned area to the side, trees & shrubs and gated access to the rear.

To the rear, there is a fully enclosed garden mainly laid to lawn with green house, two timber sheds and feature pond area.





## welcome to

# Stratford Close, Norwich

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- Off-road parking
- Walking distance to the city centre & train station
- Enclosed rear garden
- Immaculately presented throughout

Tenure: Freehold EPC Rating: Awaited

£340,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR141310



Property Ref: NOR141310 - 0005 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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