









### welcome to

## The Street, Hempnall Norwich

A DELIGHTFUL AND TOTALLY UNIQUE TWO DOUBLE BEDROOM DETACHED COTTAGE situated on The Street, a sought after location which is in the equally sought after south city village of Hemphall. The property is being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended!! \*\*













#### **Living/ Dining Space**

27' 7" x 13' 8" ( 8.41m x 4.17m )

Huge Inglenook fireplace with exposed beam over, woodburner, brick feature wall, beamed ceiling, two windows to front aspect and stairs to first floor.

#### Kitchen

9' 11" x 8' 11" ( 3.02m x 2.72m )

Fitted range of eye & base level kitchen units, inset sink unit, stainless steel hob, stainless steel extractor, stainless steel oven, inset one & a half bowl sink unit, plumbing for washing machine, wall mounted oil fired boiler, door to side and two windows to side aspect.

# First Floor Landing Bedroom One

21' x 14' (6.40m x 4.27m)

Window to front aspect, feature exposed chimney breast and exposed beams.

#### **Bedroom Two**

14' 9" x 7' (4.50m x 2.13m)
Strip wood floor, exposed chimney breast and windows to front & side aspect.

#### **Bathroom**

Corner bath, wash hand basin, wc, tiled splashbacks, radiator and window to side aspect.

#### **Exterior**

The property has driveway parking to side, accessed via side gates. There is brickweave to the side leading to the rear, offering a low maintenance rear garden with shed and enclosed by fencing.





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## The Street, Hempnall Norwich

- Delightful two double bedroom period detached cottage
- Low maintenance & driveway parking
- Stunning 27 ft open plan reception room
- Wealth of character features throughout
- NO ONWARD CHAIN!

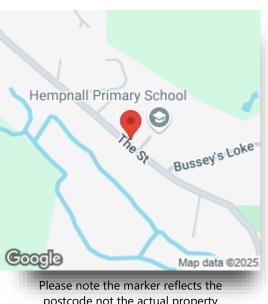
Tenure: Freehold EPC Rating: Awaited

# £350,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR141804



Property Ref: NOR141804 - 0002 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 quidance 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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