







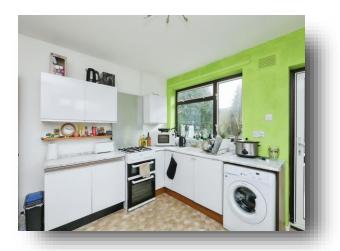


# welcome to

# St. Faiths Road, Norwich

AN IMPRESSIVE 1960'S THREE BEDROOM DETACHED BUNGALOW occupying a stunning plot on a no through road. It is in need of some modernisation throughout and is being sold with the added benefit of NO ONWARD CHAIN. \*\* Viewings are highly recommended to fully appreciate this fantastic property!! \*\*













#### **Entrance Hall**

Radiator, double wardrobe and further built in storage.

## Lounge

21' 11" x 11' 10" ( 6.68m x 3.61m )

Double aspect with windows to front & side aspect, inset gas fire and radiator.

### **Kitchen/ Breakfast Room**

12' x 11' 9" ( 3.66m x 3.58m )

Range of eye & base level kitchen units, inset sink unit, space for gas cooker, wall mounted boiler for heating & hot water, plumbing for washing machine, space for fridge/ freezer and window to rear aspect.

## **Rear Lobby**

Glazed lobby to garden.

#### **Bedroom One**

11' 5" x 11' 2" (  $3.48m \times 3.40m$  ) Window to front aspect and radiator.

#### **Bedroom Two**

11' 2" x 11' 1" (  $3.40\,m$  x  $3.38\,m$  ) Window to rear aspect and radiator.

## **Bedroom Three**

 $8' 2" \times 7' 11"$  (  $2.49m \times 2.41m$  ) Window to side aspect and radiator.

#### **Bathroom**

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

#### **Exterior**

The property has good sized frontage and is set well back form the road, which is a no through road. There is a large graveled driveway which leads in turn to the garage with up & over door.

There is a good sized rear garden, measuring approximately 70 ft (STMS), it is mainly laid to lawn with mature shrub beds & borders with mature trees and enclosed by fencing.





## welcome to

# St. Faiths Road, Norwich

- Impressive 1960's established three bedroom detached bungalow
- Sought after suburb location, no through road
- Set back form the road with 70 ft rear garden (STMS)
- Garage & large driveway
- Good sized kitchen/ breakfast room

Tenure: Freehold EPC Rating: D

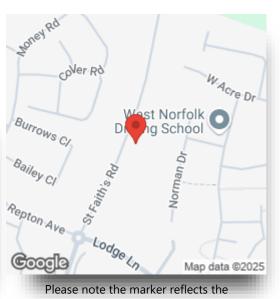
offers in excess of

£300,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR142090



Property Ref: NOR142090 - 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.





01603 760044

williamhbrown.co.uk



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



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.