









welcome to

Copenhagen Way, Norwich

*** William H Brown are excited to bring THIS THREE BEDROOM END TERRACE in the highly sought after area of NR3. The property offers the perfect blend of comfort and style with the ground floor comprising of a large kitchen & a large living space and three well proportioned bedrooms upstairs.













Entrance Porch

Tiled flooring.

Downstairs Wc

Tiled floor, tiled walls, spotlights, wash hand basin and wc.

Lounge

13' 11" x 17' 8" (4.24m x 5.38m)

Window to front, tiled floors, radiator and understairs storage.

Kitchen

9' 6" x 13' 9" (2.90m x 4.19m)

Oven, hob, space for washing machine, space for fridge/ freezer, boiler, window to rear, tiled walls, tiled flooring and sliding doors to garden.

First Floor Landing

Wooden flooring and loft access.

Bedroom One

10' 4" x 13' 10" (3.15m x 4.22m)

Wooden floor, two windows to front, radiator and spotlighting.

Bedroom Two

7' 8" x 12' 3" (2.34m x 3.73m)

Wooden flooring, radiator and window to rear.

Bedroom Three

5' 11" x 8' 5" (1.80m x 2.57m)

Window to rear, radiator and wooden flooring.

Bathroom

Vanity sink unit, white paneled Jacuzzi style bath tub with shower over, wc, tiled walls, tiled floor and radiator.

Exterior

To the front, there is allocated parking with a path to the front door.

To the rear, there is a two level garden with an outbuilding.





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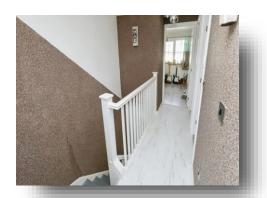
Copenhagen Way, Norwich

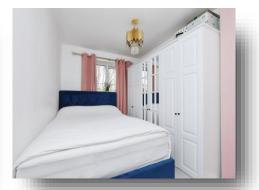
- Large lounge/ diner
- Allocated car parking
- Three bedrooms
- Private rear garden over two levels
- Highly sought after location

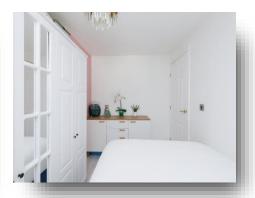
Tenure: Freehold EPC Rating: C

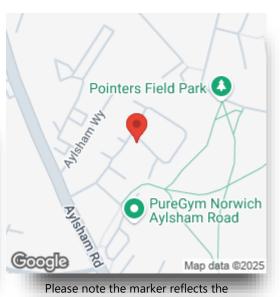
offers in excess of

£270,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR131255



Property Ref: NOR131255 - 0003 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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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.