

Irving Road, Norwich, NR4 6RA



welcome to

Irving Road, Norwich

A SPACIOUS 1950'S BUILT TWO BEDROOM DETACHED BUNGALOW occupying a substantial plot, located in this quiet, sought after location. The property would be a fantastic first time buy or downsize purchase and is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are highly recommended!! **













Entrance Hall

Storage cupboard.

Lounge

23' x 11' 11" (7.01m x 3.63m) Radiator, feature fireplace and window to side aspect.

Kitchen/ Dining Room

14' 10" x 11' 5" (4.52m x 3.48m) Range of eye & base level kitchen units, space for cooker, plumbing for washing machine, inset stainless steel sink unit and window to rear aspect.

Conservatory

13' 6" x 9' 2" (4.11m x 2.79m) UPVC door to garden.

Wet Room

Refitted wet room comprising of open draining shower with mains fed shower over, wash hand basin, wc and tiled surrounds.

Seperate Wc

Radiator and wc.

Bedroom One 16' 5" x 11' 11" (5.00m x 3.63m) Bay window to front aspect and radiator.

Bedroom Two 12' 3" x 12' (3 73m x 3 6

12' 3" x 12' ($3.73m\ x\ 3.66m$) Bay window to front and radiator.

Exterior The property has a re-laid tarmac drive to front with gravel frontage.

There is a good sized re-laid garden, mainly laid to lawn with borders and enclosed by fencing.





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Irving Road, Norwich

- Spacious two bedroom detached bungalow
- Sought after location
- Excellent sized re-laid garden
- Fresh tarmac driveway
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

offers in excess of

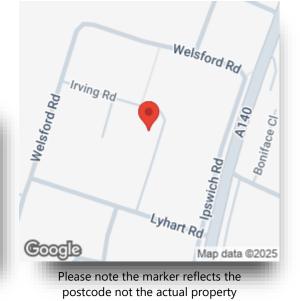
£350,000





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Property Ref: NOR142183 - 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.

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.

william h brown



01603 760044



norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk