









# welcome to

# **Pound Lane, Norwich**

THIS THREE BEDROOM DETACHED CHALET boasts ample off road parking to the front with a fully enclosed, tiered garden to the rear and is situated within an incredibly sought after location, close to many amenities and local schools. \*\* Viewings are highly recommended!!! \*\*













#### **Entrance Hall**

LVT flooring.

#### Lounge

21' 9" x 12' 11" ( 6.63m x 3.94m ) LVT flooring, window to front and patio doors to rear.

## **Dining Room**

9' 10" x 9' 10" ( 3.00m x 3.00m ) Window to front, LVT flooring and radiator.

#### Kitchen

10' 8"  $\times$  9' 10" (  $3.25m \times 3.00m$  ) Window to rear, wall & base units, work surfaces, electric oven, electric hob, plumbing for washing machine, plumbing for dishwasher, radiator and vinyl flooring.

### Conservatory

10' x 9' 6" ( 3.05m x 2.90m ) Windows to rear and side.

#### Bathroom

Bath with shower over, wash hand basin, wc, LVT flooring and window to rear.

#### **Bedroom One**

13'  $3" \times 13' \ 1" \ (4.04m \times 3.99m)$  Window to front, carpeted floor and radiator.

First Floor Bedroom Two

13' 4" x 12' 10" ( 4.06m x 3.91m )

### **Bedroom Three**

7' 11" x 5' 8" ( 2.41m x 1.73m )





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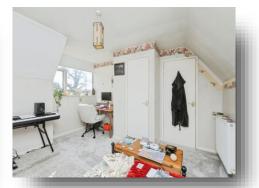
- Three bedroom chalet bungalow
- Ample off-road parking & enclosed garden
- Sought after location
- Two bedrooms to the first floor
- Close to local shops & schools

Tenure: Freehold EPC Rating: D

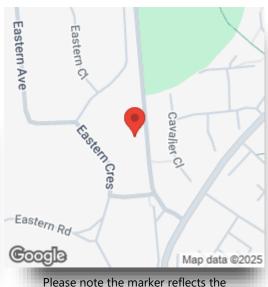
guide price

£300,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR142360



Property Ref: NOR142360 - 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 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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