

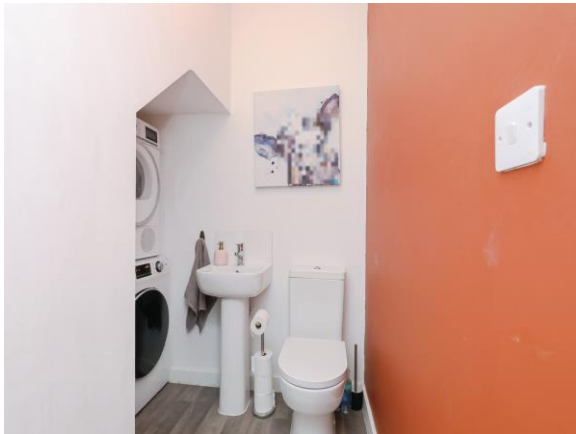


Ladysmock Way, Norwich, NR5 9FH

welcome to

Ladysmock Way, Norwich

William H Brown are excited to bring to the market this fantastic 3-bedroom townhouse in the highly sought area of NR5. The property comprises of 3 bedrooms over 2 floors and an open plan living/dining/kitchen and would be fantastic for a first time buyer or homemover.



Entrance Hall

Storage and radiator.

Cloakroom

Wash hand basin, wc and plumbing for washing machine & tumble dryer.

Lounge

16' 11" x 12' 2" (5.16m x 3.71m)

Window to rear and radiator.

Kitchen

9' 2" x 16' 3" (2.79m x 4.95m)

Wall & base units, work surfaces, stainless steel sink unit, plumbing for dishwasher, cooker, hob, radiator and pantry.

Landing

Carpeted floor and three storage cupboards.

Bedroom One

13' x 16' 3" (3.96m x 4.95m)

Window to front, carpeted floor, radiator and door to walk in wardrobe & ensuite:-

Walk In Wardrobe

6' x 6' 8" (1.83m x 2.03m)

Carpeted floor and wardrobe.

Ensuite

Shower cubicle, sink unit, towel rail, laminate floor and window to rear.

Bedroom Two

11' 4" x 13' 10" (3.45m x 4.22m)

Window to rear, carpeted floor and radiator.

Bedroom Three

9' 3" x 14' 11" (2.82m x 4.55m)

Carpeted floor, radiator and window to front.

Bathroom

Bath, wash hand basin, wc, towel rail, laminate floor and window to rear.



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welcome to

Ladysmock Way, Norwich

- Highly Sought After Area Of NR5
- 5 Years Left Of NHBC Warranty
- Passivhaus
- Easy to Maintain Lawned Garden
- Balcony Overlooking Greenery

Tenure: Freehold EPC Rating: B

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR137216 - 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.

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.



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