









welcome to

Malbrook Road, Norwich

NO ONWARD CHAIN This 5 bedroom semi detached house has been a successful student let for a number of years. The property benefits from five bedrooms, two of which have ensuites, fully enclosed rear garden and would make a fantastic investment purchase. ** Viewings are highly recommended!!! **













Lounge/ Bedroom

13' 8" x 12' 1" (4.17m x 3.68m) Window to front, carpeted floor and radiator.

Dining Room/ Bedroom

10' 4" x 8' 7" (3.15m x 2.62m)

Patio doors to garden, carpeted floor and radiator.

Kitchen

10' 3" x 8' 7" (3.12m x 2.62m)

Door to side, window to rear, wall & base units and work surfaces.

First Floor Landing Bedroom

10' 2" \times 8' 7" ($3.10m \times 2.62m$) Window to front, fitted wardrobe and door to ensuite:-

Ensuite Bedroom

12' 1" x 9' 7" (3.68m x 2.92m)

Window to rear, carpeted floor, radiator and door to ensuite:-

Ensuite Bedroom

9' 1" x 8' 7" (2.77m x 2.62m)

Window to front, carpeted floor and radiator.

Bathroom

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

Exterior

To the rear, there is garden mainly laid to lawn with patio area.





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Malbrook Road, Norwich

- Five bedroom student let
- Fully enclosed rear garden
- Two ensuites & family bathroom
- Fantastic investment purchase
- Sought after location

Tenure: Freehold EPC Rating: D

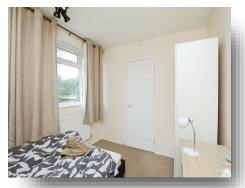
Council Tax Band: A

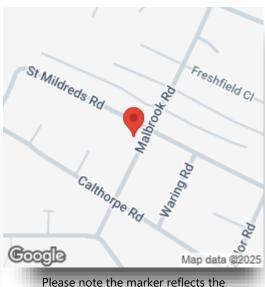
offers in excess of

£245,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR142756



Property Ref: NOR142756 - 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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