

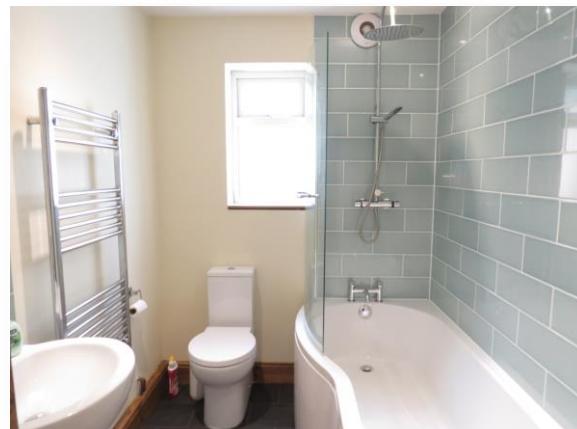


Carrow Road, Norwich, NR1 1HJ

welcome to

Carrow Road, Norwich

CHARMING TWO BED MID-TERRACED on sought-after Carrow Road. Ideal for FIRST TIME BUYERS, small families, or INVESTORS. Offered with NO ONWARD CHAIN!!



Entrance Porch

Lounge

15' 2" x 12' 6" (4.62m x 3.81m)

Double glazed window to front aspect, fireplace, laminate flooring.

On street permit parking.

Dining Room

13' x 9' 11" (3.96m x 3.02m)

Double glazed patio doors to rear, laminate flooring.

Kitchen

Fitted wall and base units with downlighting, gas hob and electric oven with extractor over, plumbing for washing machine, space for fridge freezer, laminate flooring, double glazed window to side aspect, door to bathroom, tiled splashback.

Landing

Carpeted flooring.

Bedroom One

14' max x 13' 2" max (4.27m max x 4.01m max)

Double glazed window to front, carpeted flooring, fitted cupboard, radiator.

Bedroom Two

13' x 10' (3.96m x 3.05m)

Double glazed window to rear aspect, carpeted flooring, radiator.

Box Room

8' x 6' 11" (2.44m x 2.11m)

Box room off second bedroom, boiler, double glazed window to side aspect, carpeted flooring.

Bathroom

Partially tiled walls, tiled vinyl flooring, wc, wash hand basin, bath with rainfall shower overhead, double glazed window to rear aspect, heated towel rail.

Exterior

Front Garden: Small walled garden with gravel.

Rear Garden: Non-bisected rear garden, low maintenance, garden shed, sleeper flower beds.



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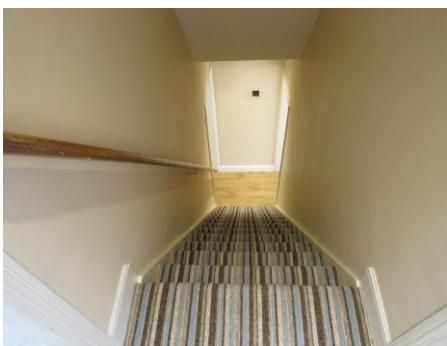
- **NO ONWARD CHAIN**
- Ideal for FIRST TIME BUYERS, small families, or INVESTORS.
- Private, low maintenance, paved rear garden.
- Well-proportioned layout.
- On street permit parking.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£210,000



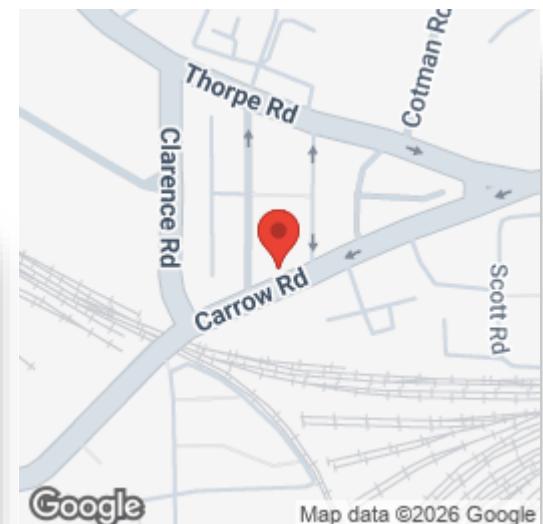
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Property Ref:
NOR142595 - 0003

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.



Please note the marker reflects the postcode not the actual property



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