









## welcome to

# **Peregrine Mews, Sprowston, Norwich**

A two-bedroom semi-detached bungalow situated within a very sought after location. The property is well presented throughout but still offers the potential for further improvements subject to the new buyers wishes.













#### Lounge

14' 9" x 11' 11" ( 4.50m x 3.63m )

Double glazed window to front aspect, carpeted flooring, radiator, electric fireplace.

#### **Kitchen**

7' 5" x 11' 5" ( 2.26m x 3.48m )

Double glazed window to side aspect, wall and base units with work surface, washing machine plumbing, stainless steel sink/drainer, electric cooker, gas hob, cooker hood.

#### Conservatory

7' 4" x 19' 2" ( 2.24m x 5.84m )

Double glazed window to rear and side aspect, double glazed door to rear aspect, laminate flooring, radiator.

#### **Bedroom One**

12' 1" x 12' (3.68m x 3.66m)

Double glazed window to rear aspect, fitted wardrobes, built in cupboard, carpeted flooring, radiator.

#### **Bedroom Two**

11' 5" x 8' 11" ( 3.48m x 2.72m )

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

#### **Bathroom**

Double glazed window to side aspect, shower cubicle, wc, wash hand basin, fully tiled, extractor fan.

#### **Rear Garden**

Low maintenance rear garden with timber shed to the rear and access to garage and driveway.

### Garage

15' 8" x 8' (4.78m x 2.44m)

Up and over door, has power.

#### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





### welcome to

## **Peregrine Mews, Sprowston Norwich**

- \*\*CHAIN FREE\*\*
- Close to many local amenities
- Fully enclosed garden to the rear aspect.
- Ample off-road parking

Tenure: Freehold EPC Rating: D

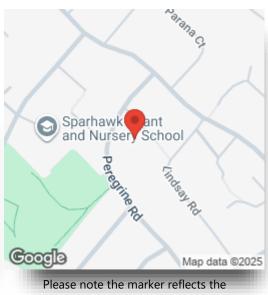
Council Tax Band: B

# £240,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR143235



Property Ref: NOR143235 - 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 quidance 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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