



**Blenheim Road, Sprowston, Norwich, NR7 8AJ**

**welcome to**

## **Blenheim Road, Sprowston Norwich**

Situated in the SOUGHT AFTER Sprowston area, this TWO BED SEMI DETACHED home is perfect for FIRST TIME BUYERS and INVESTORS alike. Being offered with NO ONWARD CHAIN this property cannot be missed. Call the office to book your viewings today.



## **Entrance Hall**

Carpeted flooring, radiator, double glazed window to front aspect, exposed pipework, fully replastered in 2025.

## **Lounge**

15' 11" x 9' 5" min ( 4.85m x 2.87m min )

Width of 10'05" into recess, carpeted flooring, radiator, open chimney providing option for a log burner, double glazed window to front aspect.

## **Kitchen**

13' 5" max x 8' 7" ( 4.09m max x 2.62m )

Vinyl flooring, radiator, double glazed window to rear aspect into extension, fitted wall and base units with work surface, space for cooker, tiled.

## **Conservatory**

7' 10" max x 9' 8" max ( 2.39m max x 2.95m max )

## **Landing**

Carpeted flooring, double glazed window to side aspect, fully replastered in 2025.

## **Bedroom One**

11' 6" excluding recess x 10' 4" max ( 3.51m excluding recess x 3.15m max )

Carpeted flooring, double glazed window to front aspect, radiator, fully replastered in 2025.

## **Bedroom Two**

9' 5" x 7' 7" ( 2.87m x 2.31m )

Carpeted flooring, radiator, double glazed window to rear aspect.

## **Bathroom**

Carpeted flooring, partially tiled, double glazed window to rear aspect, hand wash basin, wc, bath, radiator.

## **Exterior**

The front and side of the property consists of a gravel driveway, while allowing large potential for extension.

To the rear is a partially lawned garden, with access

to the garage.

## **Garage**

23' 7" x 8' 11" ( 7.19m x 2.72m )

A large brick built garage, roof replaced in December 2024. There is electrical supply to the garage as well as a sizeable inspection pit.

## **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 as to time-frames for registration.



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welcome to

## Blenheim Road, Sprowston Norwich

- NO ONWARD CHAIN
- Perfect for FIRST TIME BUYERS and INVESTORS
- Off street parking and large brick garage.
- Significant potential for expansion and extension!
- A 'blank canvas' property, with an abundance of opportunities for development

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£240,000**



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Property Ref:  
NOR143363 - 0004



Please note the marker reflects the postcode not the actual property

 william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)