



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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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143363 - 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.

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