



**St. Martins Road, Norwich NR3 3EU**

**welcome to**

**St. Martins Road, Norwich**

**\*NO ONWARD CHAIN!\*** William H Brown are pleased to offer this TWO BEDROOM SEMI-DETACHED HOUSE in Norwich, offering an open plan lounge/ diner, kitchen, shower room and ON-ROAD PERMIT PARKING. Viewings are highly advised - call us today for more information!



**Entrance Hall**

Double glazed door to the front.

**Lounge/ Diner**

13' 5" x 10' 11" ( 4.09m x 3.33m )

Double glazed window to the front, under stairs cupboard, TV point, laminate flooring.

**Kitchen**

15' 1" x 4' 4" ( 4.60m x 1.32m )

Fitted with wall & base units, work surfaces, electric hob & oven, stainless steel 1 1/2 bowl sink, space for a washing machine & fridge/ freezer, laminate flooring.

**Upstairs Landing**

Storage cupboard, loft access, carpeted flooring.

**Bedroom 1**

9' 6" x 7' 7" ( 2.90m x 2.31m )

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

**Bedroom 2**

8' 9" x 8' 2" ( 2.67m x 2.49m )

Double glazed window to the rear, carpeted flooring.

**Shower Room**

Shower cubicle, WC, wash hand basin, radiator, extractor fan.

**Exterior**

To the front there is on-road permit parking.



***view this property online*** [williamhbrown.co.uk/Property/NOR135639](http://williamhbrown.co.uk/Property/NOR135639)



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## St. Martins Road, Norwich

- No onward chain!
- Perfect first time buy or investment
- Well-presented throughout
- Walking distance to the city centre
- Permit parking

Tenure: Leasehold EPC Rating: C

offers in excess of

**£150,000**



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
NOR135639 - 0006

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.



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