

Hansard Close, Norwich, NR3 2LY



welcome to

Hansard Close, Norwich

A highly spacious and very deceptive 1930's two bedroom end-terrace house situated in a quiet tucked away location which lies just off Drayton Road on the northern fringe of Norwich city centre!!!!!













Entrance Hall Door to front, stairs to first floor.

Lounge/dining Room 16' 9" x 13' 1" max (5.11m x 3.99m max) uPVC patio doors to rear garden.

Kitchen/breakfast Room

15' x 9' 4" (4.57m x 2.84m) Fitted range of eye and base level kitchen units, space for electric cooker, plumbing for washing machine, inset stainless steel sink unit, roll-top work surfaces and tiled splashbacks. Space for fridge/freezer, door to rear and uPVC window to front.

First Floor Bedroom One

10' x 8' 7" (3.05m x 2.62m) uPVC window to rear aspect and radiator.

Bedroom Two

 8^{\prime} 4" x 7' 4" (2.54m x 2.24m) uPVC window to rear, mirrored wardrobe and radiator.

Bathroom

Suite comprising of panel bath with attached shower, wash hand basin, low level WC and radiator. uPVC window to front aspect.

Exterior

The property has on-street parking to front with potential for parking to the front subject to dropped curb and planning permission. To the rear there is a private enclosed garden.





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Hansard Close, Norwich

- Impressive two bedroom end-terrace
- Tucked away location just off Drayton Road
- Lovely open plan lounge/dining room
- Large kitchen/breakfast room
- Some cosmetic improvements required

Tenure: Freehold EPC Rating: D

offers in excess of

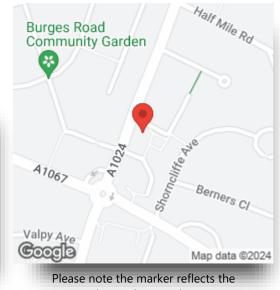
£180,000





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postcode not the actual property

The Property Ombudsman

Property Ref: NOR122120 - 0011 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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