









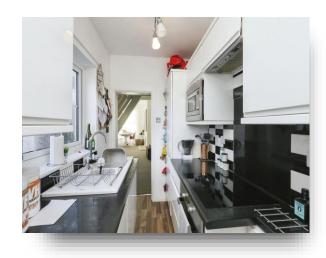
welcome to

Sprowston Road, Norwich

William H Brown are excited to present to the market this TWO BEDROOM MID TERRACED PROPERTY, the property itself is well presented through out and would be an ideal buy to let or first time purchase. *All interested parties are urged to contact the office at their earliest convenience to schedule!!*

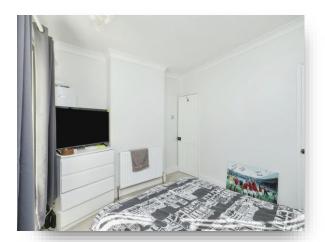












Lounge

23' 3" x 11' 6" (7.09m x 3.51m)

Entrance door, door to rear, window to front, electric fire, radiator and stairs to first floor.

Kitchen

8' 7" x 5' 4" (2.62m x 1.63m)

Fitted kitchen wall and base units, work surfaces over, 1 and a half bowl sink unit, tiled splashbacks, electric oven, electric hob, cooker head, plumbing for washing machine, integrated microwave, integrated fridge/ freezer and window to side.

Bathroom

Bath with shower over, wash hand basin, W/C, tiled splashbacks, radiator and window to side.

First Floor Landing Bedroom One

11' 7" x 10' 2" (3.53m x 3.10m)

Window to front, cupboard housing gas central heating boiler, loft hatch, radiator and carpeted floor.

Bedroom Two

10' 7" x 9' 7" (3.23m x 2.92m)

Window to rear, radiator and carpeted floor.

Exterior

To the front, there is a dropped kerb to brickweave driveway.

To the rear, there's a bisected generous garden, mainly laid to lawn with outside tap and lighting.





welcome to

Sprowston Road, Norwich

- Two bedroom mid terrace property
- Off-road parking
- Well presented throughout
- Ideal buy to let or first time purchase
- Generous rear garden

Tenure: Freehold EPC Rating: D

offers in the region of

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR140130



Property Ref: NOR140130 - 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.





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