



Town Road, Ingham Norwich NR12 9TA

welcome to

Town Road, Ingham Norwich

We are proud to present this wonderful two-bedroom cottage! The property houses a living room, kitchen diner, 2 double bedrooms, family bathroom, front and rear garden with a workshop and parking for plenty! Please give us a call today to arrange viewing on this lovely cottage!



Entrance

As you enter the property, there is a small hall leading to the cloakroom and office/third bedroom.

Cloakroom

Tiled flooring, sink, toilet and double-glazed side window

Office/bedroom

8' 11" x 8' 8" (2.72m x 2.64m)

There are two double glazed side and rear windows with an electric storage heater, laminate flooring and spotlights.

Living Room

14' 10" Max x 11' 11" Max (4.52m Max x 3.63m Max)

The living room has a double-glazed front window, electric storage heater, log burner, wooden flooring and a tv point

Kitchen/diner

14' 9" x 8' 2" (4.50m x 2.49m)

The kitchen has a double-glazed rear window and door to the conservatory, matching base and wall units with worktop over, a freestanding electric oven, space and plumbing for a washing machine or dishwasher, standalone fridge freezer. There is tiled flooring and a tiled splashback, space for a dining table and access to the conservatory.

Conservatory

9' x 8' 8" (2.74m x 2.64m)

The conservatory has double glazed windows to the rear and a set of double doors

First Floor

Bedroom One

11' 7" x 8' 9" (3.53m x 2.67m)

There is a double-glazed front window, carpets flooring, a storage cupboard and an electric storage heater

Bedroom Two

8' 2" x 7' 2" (2.49m x 2.18m)

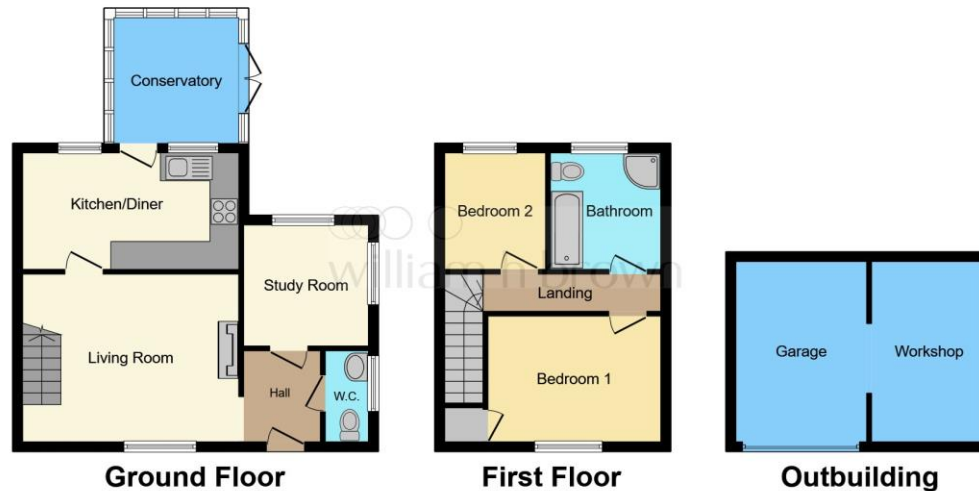
The second bedroom has carpeted flooring, a double-glazed rear window with field views and an electric storage heater.

Bathroom

The family bathroom has tiled flooring, a bath, shower cubicle, toilet sink and a double-glazed rear window.

Exterior

To the front there is a gravel driveway leading to the side of the property and a garage/workshop
To the rear, there is a garage and workshop, summer house, a patio area and the rest laid to lawn.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Town Road, Ingham Norwich

- Field Views
- Village setting
- Workshop/garage
- Cottage
- 2 Bedrooms
- Council Tax Band A

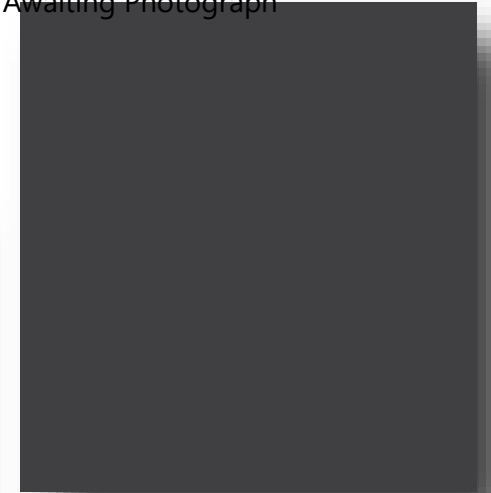
Tenure: Freehold EPC Rating: F

guide price

£300,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS107758 - 0012

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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william h brown



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



williamhbrown.co.uk