



Lone Barn Road, Norwich NR7 8HY

welcome to

Lone Barn Road, Norwich

****EXTENDED**** This semi-detached bungalow offers great potential with three reception rooms, two double bedrooms, front and an enclosed rear garden and has potential for driveway parking. Appealing to an assortment of buyers, this property is sure to be popular! Call now to arrange your viewing!



Entrance Hall

Front entrance door, radiator.

Lounge

13' 9" x 10' 8" (4.19m x 3.25m)

Radiator, opening onto dining room.

Dining Room

10' 5" x 9' 4" (3.17m x 2.84m)

Oversized UPVC double glazed window, radiator, double door to sun room.

Sun Room

9' 1" x 12' 9" (2.77m x 3.89m)

UPVC double glazed rear and side windows, double doors to the rear garden, built in cupboard, door to kitchen.

Kitchen

12' 3" x 9' (3.73m x 2.74m)

Fitted with a matching range of base, wall and drawer unit, work surfaces, sink unit and drainer, tiled splash backs, space and point for free standing gas oven with cooker hood over, space for under counter fridge and freezer, UPVC double glazed rear and side windows, door to sun room.

Bedroom One

13' x 10' 3" (3.96m x 3.12m)

UPVC double glazed front window, built in wardrobes, radiator

Bedroom Two

8' x 10' 8" (2.44m x 3.25m)

UPVC double glazed bay window to the front, built in bedroom furniture, radiator.

Shower Room

Fitted with a three piece white suite comprising walk-in shower, WC, wash hand basin, heated towel rail, UPVC double glazed side window.

Outside

To the front of the property there is gate to a potential driveway, shingled garden with mature flowers and shrubs with a pathway to the front door. To the rear of the property there is a landscaped garden mainly laid to lawn with a patio, featured pond, mature shrubs and borders. There is a pathway to a potential vegetable patch. The garden is enclosed by fencing with side access.

Agent Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/SPR107764



welcome to

Lone Barn Road, Norwich

- Extended Semi-Detached Bungalow
- Two Double Bedrooms
- Dining Room
- Sun Room
- Front & Rear Gardens

Tenure: Freehold EPC Rating: Awaited

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SPR107764



Property Ref:
SPR107764 - 0002

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.

directions to this property:

Leave Norwich heading north on Magdalen Road, continuing straight across the traffic lights onto Sprowston Road. At the ring road roundabout turn right, then take the third left into Corbet Avenue and then the second right into Lone Barn Road. At the 'T' junction turn right continuing on Lone Barn Road where the property will be on your right.



william h brown



01603 426640



sproston@williamhbrown.co.uk



303 Reepham Road (Temporary Address),
Hellesdon, Norfolk, NR6 5AD



williamhbrown.co.uk