



Shepherd Close, Norwich NR5 8HS

welcome to

Shepherd Close, Norwich

***FOR SALE VIA WILLIAM H BROWN AUCTIONS ON TUESDAY 18TH NOVEMBER 2025 AT 9.30AM IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS IN LONDON www.barnardmarcusauctions.co.uk. *** An extended property located on the doorstep of the UEA being sold with tenants in situ for 2024/2025 & 2025/2026 academic years!



Entrance Porch

UPVC door to front aspect, double glazed window to side aspect, fitted cupboard for storage, door to entrance hall;

Entrance Hall

Double glazed door to front aspect, laminate flooring, under stairs storage cupboard, radiator, stairs to first floor landing, doors to bedroom four and kitchen.

Bedroom Four

12' max plus bay x 13' 7" (3.66m max plus bay x 4.14m)
Double glazed bay window to front aspect, laminate flooring, radiator.

Kitchen

8' 6" x 21' (2.59m x 6.40m)
Open plan kitchen with a comprehensive range of solid wood wall and base units work surfaces over, inset one and a half bowl sink and drainer, gas hob, electric oven, space for fridge, radiator, door to utility area, open to lounge / dining room;

Lounge / Dining Room

10' 6" x 17' 3" (3.20m x 5.26m)
Three double glazed windows to rear aspect, three Velux windows, wood floor, open plan to kitchen, radiator, double glazed french doors to rear aspect leading to garden,

Utility Area

Double glazed window to side aspect, plumbing and space for washing machine, vinyl flooring, radiator, double glazed door to side aspect leading to garden, door to bathroom;

Bathroom

Double glazed window to side aspect, modern suite comprising bath with mains shower over and folding glass shower screen, pedestal sink, low level wc, vinyl flooring, extractor fan, chrome heated towel rail.

Landing

Stairs leading from entrance hall to first floor

landing, double glazed window to side aspect, loft access, doors to all first floor bedrooms and bathroom.

Bedroom One

12' x 12' plus recess (3.66m x 3.66m plus recess)
Double glazed window to front aspect, two built in cupboards, radiator.

Bedroom Two

8' 6" x 13' 5" (2.59m x 4.09m)
Double glazed window to rear aspect, built in cupboard, vinyl floor, radiator.

Bedroom Three

9' 2" x 8' 5" max (2.79m x 2.57m max)
Double glazed widow to rear aspect, laminate floor, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer tap and mains shower over, low level wc, wash hand basin, part tiled walls, vinyl flooring, chrome heated towel rail.

External

The property is approached via a driveway providing off road parking. There is external storage that also houses the gas fired central heating boiler. To the rear there is an under cover decked area which provides access to the summer house whilst the main garden is paved.

Agents Note

Important Notice:
For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment

of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Agents Note

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



view this property online williamhbrown.co.uk/Property/UNR106533



welcome to

Shepherd Close, Norwich

- GUIDE PRICE £220,000
- SEMI DETACHED HOUSE
- EXTENDED
- SOLD WITH TENANTS IN SITU
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£220,000

directions to this property:

Head out of Norwich along the Earlham Road taking your third exit at the Fiveways roundabout onto Earlham Green Lane. Take a left hand turn into Cunningham Road, then left into Friends road bearing around to the right where Shepherd Close will be located on your right hand side.



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106533



Property Ref:
UNR106533 - 0013

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.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk