



**Gipsy Lane, Norwich NR5 8AZ**



**welcome to**

## **Gipsy Lane, Norwich**

\*\*\*AN ESTABLISHED END TERRACE HOME LOCATED WITHIN A PRIME RESIDENTIAL LOCATION IDEALLY SUITED FOR THE UNIVERSITY OF EAST ANGLIA AND NORFOLK AND NORWICH HOSPITAL\*\*\* William H Brown are pleased to offer to the market this established home ideally suited for the expanding family or buy to let investor.



### Entrance Hall

Composite door to front aspect, doors to lounge / dining room, kitchen and stairs to first floor landing.

### Lounge / Dining Room

15' 6" x 11' 5" max ( 4.72m x 3.48m max )

Double glazed widows to front and rear aspect, picture rail, radiator.

### Kitchen

8' x 9' 5" ( 2.44m x 2.87m )

Double glazed windows to front and side aspect, fitted kitchen with a range of wall and base units, wooden work surfaces over, inset stainless steel sink and drainer, plumbing and space for washing machine, freestanding cooker, open to rear lobby;

### Rear Lobby

Composite door to rear aspect leading to garden, under stairs panty cupboard, radiator, door to bathroom;

### Bathroom

Double glazed window to rear and side aspect, suite comprising bath with electric shower over, vanity sink unit, low level wc, chrome heated towel rail.

### Landing

Double glazed window to rear aspect, cupboard housing gas fired central heating boiler, door to bedrooms one, two and three, radiator.

### Bedroom One

7' 7" plus door recess x 10' 3" plus recess ( 2.31m plus door recess x 3.12m plus recess )

Double glazed window to front aspect, cast iron fireplace, built in cupboard, radiator.

### Bedroom Two

8' 5" x 7' 5" ( 2.57m x 2.26m )

Double glazed window to rear aspect, picture rail, radiator.

### Bedroom Three

9' 5" x 7' 5" ( 2.87m x 2.26m )

Double glazed window to rear aspect, picture rail, radiator.

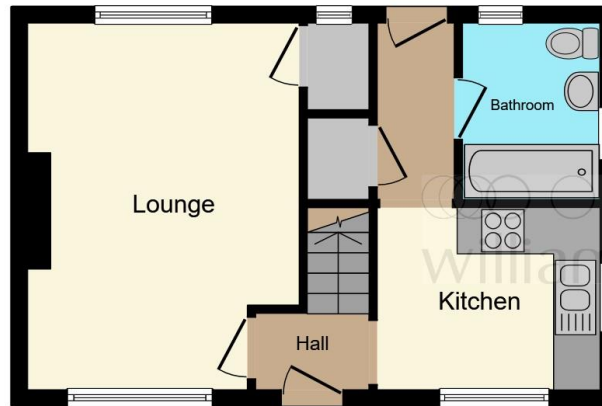
### Bedroom Four

7' 9" x 9' 5" ( 2.36m x 2.87m )

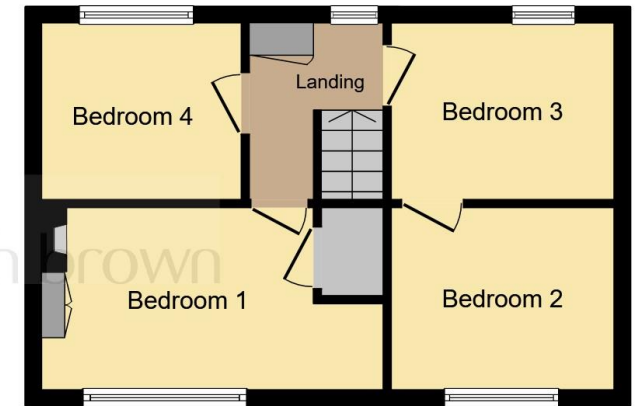
Double glazed window to front aspect, picture rail, radiator.

### External

The property is approached via a parking are to the front (no drop curb) with carport. To the rear there is a large garden which is mainly laid to lawn offering patio are and low maintenance enclosed area leading from the rear of the property.



Ground Floor



First Floor

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](http://www.focalagent.com)



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## **Gipsy Lane, Norwich**

- GUIDE PRICE £250,000-£260,000
- END TERRACED HOME
- THREE / FOUR BEDROOMS
- IDEALLY POSITIONED FOR THE UNIVERSITY OF EAST ANGLIA AND NORFOLK AND NORWICH HOSPITAL
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£250,000**

### **directions to this property:**

Proceed out of Norwich via the Earlham Road continuing over the ring road at Colman Road / Farrow Road. Take a right hand turning into Beverley Road and then left into Gipsy lane where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106732 - 0002

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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.



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