



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 windows 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.

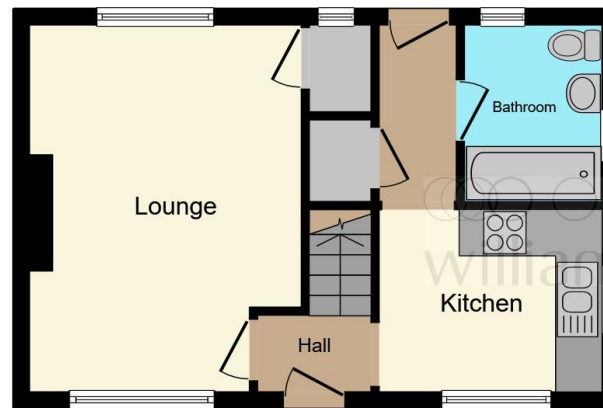
Bedroom Four

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

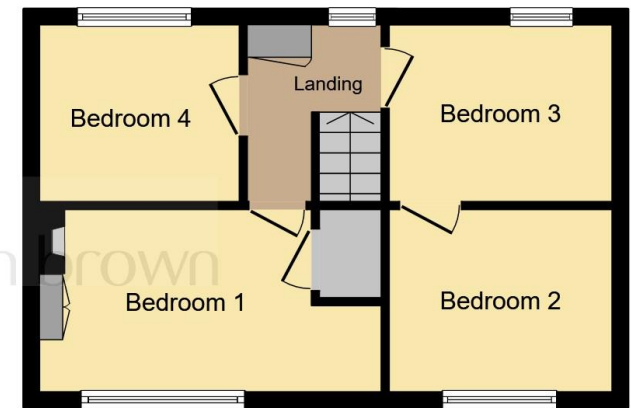
Double glazed window to front aspect, picture rail, radiator.

External

The property is approached via a parking area to the front (no drop curb) with carport. To the rear there is a large garden which is mainly laid to lawn offering patio area 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



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welcome to

Gipsy Lane, Norwich

- GUIDE PRICE £240,000-£250,000
- 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

£240,000

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 - 0003

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.



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