



Oriole Drive, Cringleford Norwich NR4 7LU

welcome to

Oriole Drive, Cringleford Norwich

NO ONWARD CHAIN! An established mid terraced home close to the University of East Anglia, Norfolk and Norwich hospital and good local schooling!



Entrance Hall

Front entrance door, radiator.

Cloakroom

Fitted with a two piece suite comprising WC, wash hand basin, radiator, UPVC double glazed window.

Living Room

13' 8" x 11' 2" (4.17m x 3.40m)

UPVC double glazed front window, patio doors to the rear garden, two radiators.

Kitchen

10' 5" x 7' (3.17m x 2.13m)

Fitted with a matching range of base, wall and drawer unit, fitted gas cooker, gas hob with cooker hood over, sink unit with mixer tap and drainer, plumbing for washing machine, wall mounted gas central heating boiler, UPVC double glazed front window.

First Floor Landing

Airing cupboard, doors to:

Bedroom One

13' 7" x 11' 2" (4.14m x 3.40m)

UPVC double glazed front and rear windows, radiator.

Bedroom Two

13' 3" x 6' 7" (4.04m x 2.01m)

UPVC double glazed front window, radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiling, UPVC double glazed window, radiator.



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Oriole Drive, Cringleford Norwich

- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- HIGHLY SOUGHT-AFTER LOCATION
- ENCLOSED LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106954 - 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.

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