



**Clabon Second Close, Norwich, NR3 4HQ**

**welcome to**

**Clabon Second Close, Norwich**

William H Brown are pleased to this 3 bedroom semi detached home which is situated in a quiet cul-de-sac . The property offers off road parking for multiple cars with both a driveway and garage. The property has three bedrooms, 2 reception rooms and a spacious kitchen.



**Entrance Hall**

Doors to dining room, lounge, kitchen, toilet, single glazed window to side aspect, under stairs cupboard.

**Separate toilet**

Single glazed window to side, toilet, hand basin, wall mounted gas boiler, radiator.

**Dining Room**

Carpet, single glazed window to front aspect, radiator.

**Lounge**

Double glazed sliding doors to rear, carpet, gas fire, two radiators.

**Kitchen**

Single glazed window to rear and side aspect, side door entrance, double sink, eye-level electric oven, separate gas hob, a range of wall units, radiator.

**Kitchen Utility Area**

Plumbing for washing machine, single glazed window to side aspect, radiator.

**Bedroom One**

Double glazed windows to rear, carpet, built in wardrobe, radiator.

**Ensuite Shower Room**

Double glazed window to rear aspect, walk in shower, basin, radiator.

**Bedroom Two**

Single glazed window to front aspect, fitted wardrobes, radiator.

**Bedroom Three**

Single glazed window to front aspect, carpet, radiator.

**Bathroom**

Double glazed window to side aspect, bath, toilet, hand basin, radiator.

**Garden**

2 ponds.

**Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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welcome to

## Clabon Second Close, Norwich

- NO ONWARD CHAIN!
- Garage
- Parking for multiple cars
- Cul de sac location
- Principal bedroom with an ensuite shower room

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

offers in the region of

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NOR144075 - 0006

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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