

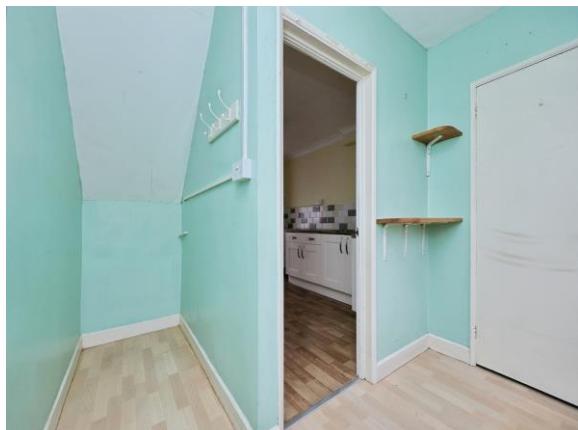


Barnesdale Road, Norwich NR4 6LL

welcome to

Barnesdale Road, Norwich

This three bedroom mid-terraced house with low maintenance gardens is situated in the highly desirable NR4 postcode and is being sold with NO ONWARD CHAIN! The property would benefit from some modernisation but would make a perfect first time buy or investment purchase.



Lounge

19' 4" x 11' (5.89m x 3.35m)

Double glazed windows to front and rear aspect, carpeted flooring and gas fire.

Kitchen

14' 1" x 9' 1" (4.29m x 2.77m)

Double glazed window to front aspect, range of wall and base units, space for cooker and fridge/freezer and vinyl flooring.

Utility Room

9' 1" x 8' 10" (2.77m x 2.69m)

Double glazed window and door to rear aspect, wall cabinets and vinyl flooring.

First Floor

Bedroom One

13' 7" x 9' 11" (4.14m x 3.02m)

Double glazed window to front aspect, carpeted flooring.

Bedroom Two

12' 8" x 12' 6" (3.86m x 3.81m)

Double glazed window to front aspect, carpeted flooring.

Bedroom Three

11' 3" x 7' 8" (3.43m x 2.34m)

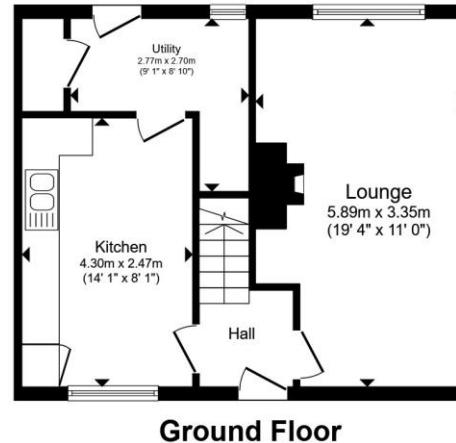
Double glazed window to rear aspect, carpeted flooring.

Bathroom

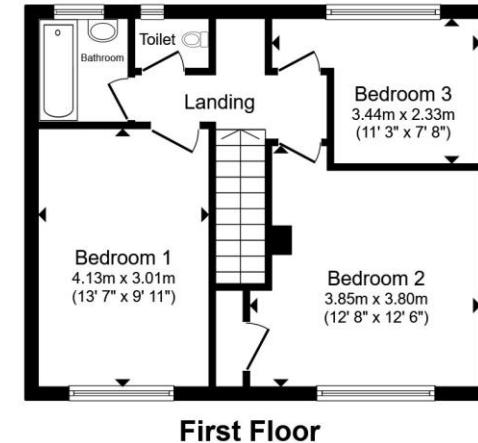
Bath tub and wash hand basin, vinyl flooring and separate toilet.

Exterior

Fully enclosed rear garden mainly laid to lawn.



Ground Floor



First Floor

Total floor area 83.5 m² (899 sq.ft.) approx

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.propertybox.io



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welcome to

Barnesdale Road, Norwich

- Would Benefit from Modernisation
- Three Generous Bedrooms
- Low Maintenance Gardens
- Dual Aspect Living Room
- No Onward Chain

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£200,000



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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.



Property Ref:
NOR143920 - 0005

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies



Please note the marker reflects the postcode not the actual property

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