



**Bull Close Road, Norwich, NR3 1NQ**

**welcome to**

**Bull Close Road, Norwich**

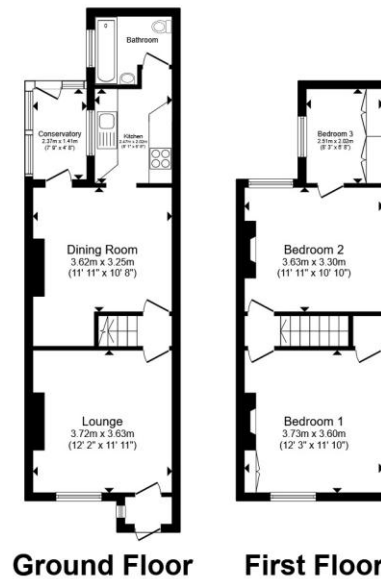
This Victorian terrace is new to the market! Offered with no onward chain, a perfect opportunity for first time buyers and investors alike. Located in the heart of NR3, in close proximity to the city centre.



## Description

The ground floors offers two well-proportioned and versatile reception rooms, ideal for separate dining room and living area, The modern kitchen is fitted with a range of wall and base units offering plenty of storage and workspace for everyday cooking. Useful porch/lobby for additional home space. Completing the ground floor is a fitted family bathroom, fitted with a bath, wash hand basin and WC.

The first floor offers two well-proportioned double bedrooms. The principal bedroom is particularly impressive, benefitting from a versatile walk in dressing room, which could be utilised as a nursery, home office or for further storage. The second bedroom is of a similar size, and benefits from built-in storage, providing practical and efficient use of space.



Total floor area 77.2 m<sup>2</sup> (831 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](http://www.propertybox.io)

  
william  
h brown



**view this property online** [williamhbrown.co.uk/Property/NOR144569](http://williamhbrown.co.uk/Property/NOR144569)



welcome to

## Bull Close Road, Norwich

- No onward chain
- Victorian terrace
- Two double bedrooms and a single
- Two reception rooms
- Private enclosed rear garden
- Permit parking
- Gas central heating

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £230,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NOR144569](https://www.williamhbrown.co.uk/Property/NOR144569)



Property Ref:  
NOR144569 - 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 buyer's 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.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)