



Barclay Green, Norwich, NR7 9QH

welcome to

Barclay Green, Norwich

Discover this well presented THREE BEDROOM END TERRACED, quietly positioned at the very end of a desirable cul-de-sac within the popular Heartsease estate. Offered with NO ONWARD CHAIN and a highly motivated vendor.

!!Book your viewing today to truly appreciate everything it has to offer!!



Description

Discover this well presented THREE BEDROOM END TERRACED, quietly positioned at the very end of a desirable cul-de-sac within the popular Heartsease estate.

Immaculately presented and in excellent condition, this home is ready to enjoy. The ground floor features a welcoming entrance hall, a bright lounge, and a modern kitchen/diner.

Upstairs offers three comfortable bedrooms, a contemporary shower room, and a separate WC.

Outside, a generous brick weave driveway provides off-road parking for three cars, while a large, enclosed garden at the rear offers a private sanctuary and potential for an extension.

This 3 Bed End Terraced offers a unique opportunity for both first time buyers and home movers alike. The property is offered with NO ONWARD CHAIN!! Book your viewing today to truly appreciate everything it has to offer!!

Entrance Hall

Laminate flooring throughout, understairs cupboard and stairs to landing.

Lounge

19' 4" x 10' 7" (5.89m x 3.23m)

Laminate flooring, French doors to rear, double glazed window to front aspect, brick built fireplace, radiator and Artex ceiling.

Kitchen

13' 6" x 9' 10" (4.11m x 3.00m)

Kitchen/Diner with worktops, black plastic sink, fitted units, 6 years old, fitted cooker, gas hobs, Bosch, tiled backsplash, extractor, stainless taps, space for fridge, double glazed window to rear aspect.

Diner

7' 7" x 8' 11" (2.31m x 2.72m)

Radiator, laminate flooring, door to rear access, door to front access.

Landing

Wide space, three bedrooms off landing, carpeted flooring, radiator, loft access.

Bedroom One

14' x 8' 11" (4.27m x 2.72m)

Carpet, radiator, window, freshly painted, airing cupboard, water tank.

Bedroom Two

10' 8" x 8' 10" (3.25m x 2.69m)

Built in wardrobes, carpeted flooring, window to rear aspect, radiator.

Bedroom Three

10' 10" x 7' 7" (3.30m x 2.31m)

Double glazed window to front aspect, carpeted flooring, radiator, storage space.

Bathroom

Shower, wash hand basin, separate toilet, radiator, fully tiled, window to rear aspect.

Rear Garden

Enclosed rear garden, part lawned, shed.



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



view this property online williamhbrown.co.uk/Property/NOR142902



welcome to

Barclay Green, Norwich

- No Onward Chain
- Three Bedroom End-Terrace
- Generous Brick Weave Driveway, provides off-road parking for approx. 3 cars
- Large and enclosed Garden at the rear offers a private sanctuary & potential for an extension (stpp)
- Brick built Fireplace in Lounge

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR142902](https://www.williamhbrown.co.uk/Property/NOR142902)



Property Ref:
NOR142902 - 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 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



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



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