



**Malbrook Road, Norwich NR5 8RR**

**welcome to**

## **Malbrook Road, Norwich**

INVESTORS ONLY!! This well presented TWO/THREE BEDROOM END TERRACED HOUSE is situated in the popular NR5 postcode just to the west of Norwich city centre and would make a perfect first time buy or investment purchase \*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS GREAT TERRACED PROPERTY\*



## Entrance Hall

Door to the front aspect.

the front aspect.

## Cloakroom

Double glazed window to the side aspect, wash hand basin, W/C, tiled flooring and radiator.

## Lounge/Bedroom 3

13' 3" x 10' 10" ( 4.04m x 3.30m )

Double glazed window to the rear aspect, double glazed door to the rear aspect, radiator, TV point and carpeted flooring.

## Kitchen/Diner

13' 6" x 13' 3" ( 4.11m x 4.04m )

Space for a washing machine & fridge/freezer, double glazed window to the front aspect, tiled flooring, integrated dish washer, gas oven, gas hob, extractor fan, radiator, wall and base units with work surfaces over, stainless steel 1 1/2 size bowl and boiler.

## 1st Floor Landing

Carpeted flooring and loft access.

## Bedroom 1

12' 8" x 10' 1" ( 3.86m x 3.07m )

Double glazed window to the front aspect, carpeted flooring, radiator and built in wardrobe.

## Bedroom 2

13' 3" x 8' ( 4.04m x 2.44m )

Double glazed window to the rear aspect and carpeted flooring.

## Bathroom

Double glazed window to the side aspect, wash hand basin, W/C, bath with shower over, tiled flooring and extractor fan.

## Exterior

To the front of the property is a path to the front door with off road parking for approximately two vehicles. To the rear is a fully enclosed garden, mainly laid to lawn with a garden shed and gate to



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Malbrook Road, Norwich

- \*NO ONWARD CHAIN!\*
- Walking distance to the UEA
- Perfect investment purchase
- Enclosed rear garden
- Off road parking for approximately 2 vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£190,000**



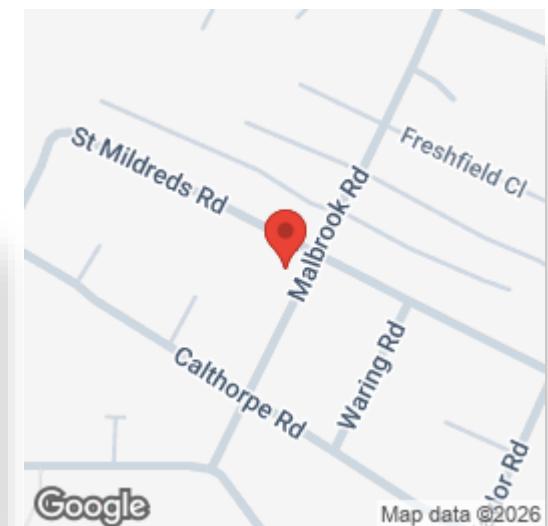
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Property Ref:  
NOR141441 - 0005

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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.



Please note the marker reflects the postcode not the actual property

 william h brown



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