



Bluebell Road, Norwich NR4 7LN

welcome to

Bluebell Road, Norwich

****GUIDE PRICE £270,000-280,000** **ESTABLISHED SEMI DETACHED HOME LOCATED IN DESIRABLE LOCATION OPPOSITE THE UEA*** William H Brown are pleased to present this family home / investment opportunity with internal viewing highly recommended.**



Entrance Hall

Door to front aspect, under stairs cupboard with meters, radiator, doors to lounge, kitchen, stairs to first floor landing.

Lounge

21' x 13' max (6.40m x 3.96m max)

Double glazed windows to front and rear aspect, radiator.

Kitchen

10' 2" narrowing to 9' 5" x 8' 2" (3.10m narrowing to 2.87m x 2.49m)

Double glazed window to rear aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, freestanding cooker, space for fridge freezer, plumbing and space for washing machine, door to utility room.

Landing

Stairs leading from entrance hall to first floor landing, doors to all bedrooms, bathroom and separate wc.

Bedroom One

13' x 11' max (3.96m x 3.35m max)

Double glazed window to front aspect, built in wardrobe, radiator.

Bedroom Two

10' 9" plus door recess x 13' 2" (3.28m plus door recess x 4.01m)

Double glazed window to rear, built in wardrobe, radiator.

Bedroom Three

10' 2" x 7' 4" (3.10m x 2.24m)

Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer tap and shower attachment over, pedestal sink, tiled walls and floor, radiator.

Wc

Double glazed window to front aspect, suite comprising low level wc.

Outside

The property is approached via a pathway with driveway parking to the front. To the rear there is an enclosed garden that is mainly laid to lawn with conservatory off the rear of the property. The garden can be accessed from a shared passage from the front of the property.



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welcome to

Bluebell Road, Norwich

- SEMI DETACHED HOME
- THREE BEDROOMS
- CONVENIENT LOCATION OPPOSITE THE UEA
- DRIVEWAY PARKING
- ENCLOSED GARDEN

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

guide price

£270,000



directions to this property:

Proceed out of Norwich via the Earlham Road, proceed over the ring road roundabout and furthermore at the Fiveways roundabout take your first exit onto Bluebell Road. The property will be located on your left hand side opposite the university.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106941 - 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.

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