



Alan Road, Norwich, NR1 2BX

welcome to

Alan Road, Norwich

Charming Victorian end-terrace in a sought-after cul-de-sac near Bracondale. No Onward Chain. Features 2 double bedrooms, en-suite, 2 reception rooms with wood burner, private rear garden and a versatile attic room (please note: this room does not currently have building regulations approval).



Description

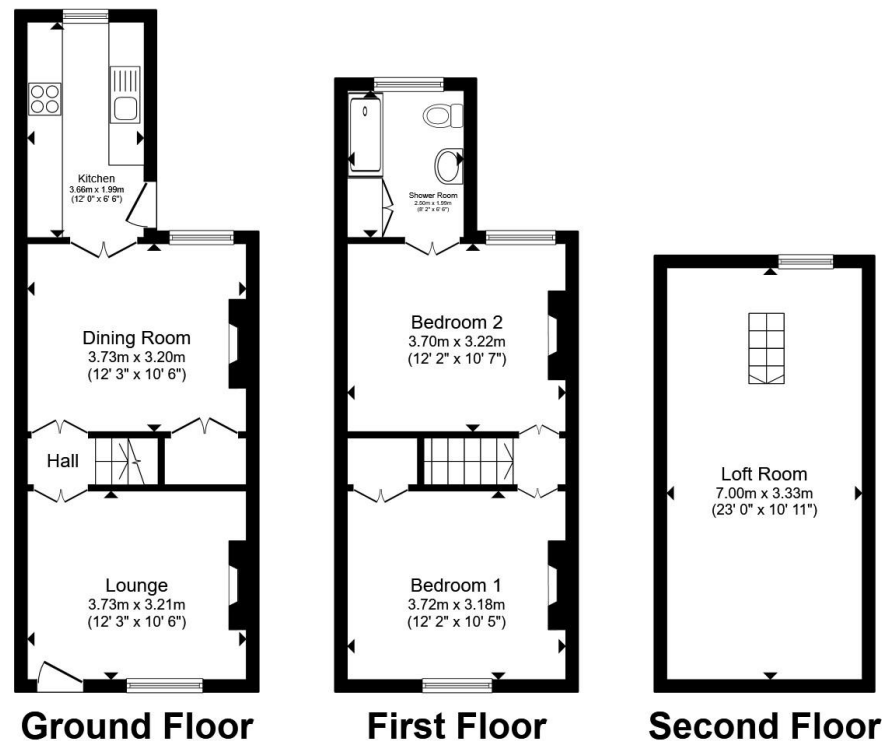
Tucked away in a peaceful cul-de-sac near the historic Bracondale area, this charming Victorian end-of-terrace home is offered with No Onward Chain. Oozing character and original period features, the property features two reception rooms, including a cosy lounge with wood burner and a separate dining room with under-stairs storage. The bright double-aspect kitchen is fitted with solid bamboo worktops, a butler sink and space for appliances, with direct access to the rear garden.

Upstairs are two generous double bedrooms, including a principal bedroom with en-suite double shower room, while the front bedroom boasts a feature cast iron fireplace and built-in storage. A versatile attic room with Velux window and radiator is accessed via a pull-down ladder (without building regulations approval).

Externally, the property is set back from the road with a small front garden, while the private, non-bisected rear garden enjoys a high degree of privacy and is ideal for outdoor dining and entertaining, with the added benefit of a brick-built shed. Further benefits include gas central heating and part double glazing. An ideal first-time purchase or investment opportunity close to the city centre.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 91.2 m² (981 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

Alan Road, Norwich

- Attractive Victorian End-of-Terrace Home
- Peaceful Cul-de-Sac Location Near Bracondale
- Private, Non-Bisected Rear Garden with Brick-Built Shed
- Double Aspect Fitted Kitchen with Solid Bamboo Worktops
- Versatile Attic Room with Velux Window

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR142890 - 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 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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