



Brian Avenue, Norwich, NR1 2PD

welcome to

Brian Avenue, Norwich

****OFFERED CHAIN FREE**** Private gardens to the front and rear, this two bedroom semi detached bungalow is situated within a very sought after location, close to many local amenities. This is a fantastic opportunity to buy in this local area.

Please call the office to register your interest



Set within an incredibly desirable and sought after location, this 2 bedroom semi detached bungalow is situated within a prime spot, occupying a generous plot with well sized gardens to both the front and rear. The front of the property offers a lawned garden with high level shrubbery affording a sense of privacy. The rear gardens are fully enclosed, mainly laid to lawn with a lovely feature pond. Internally the property offers a hall entrance, spacious living room, two well sized bedrooms, rear facing kitchen and a shower room. If you are looking for a bungalow, set within a private plot whilst being superbly nestled into the city, look no further, call us to book your viewing today.



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welcome to

Brian Avenue, Norwich

- CHAIN FREE
- Semi Detached Bungalow
- 2 bedrooms
- Front and rear gardens
- Fantastic location

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

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR144330 - 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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