





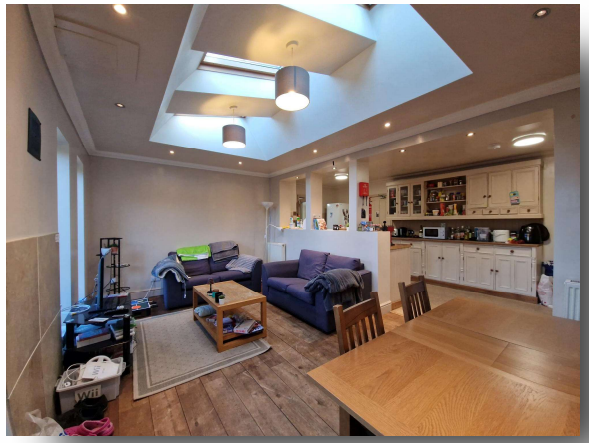
Shepherd Close, Norwich, NR5 8HS

william h brown

welcome to

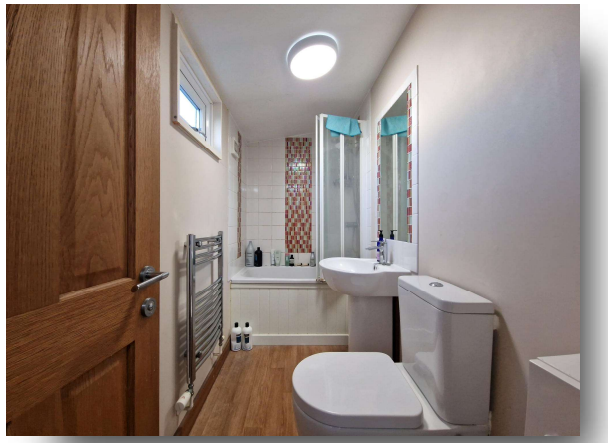
Shepherd Close, Norwich

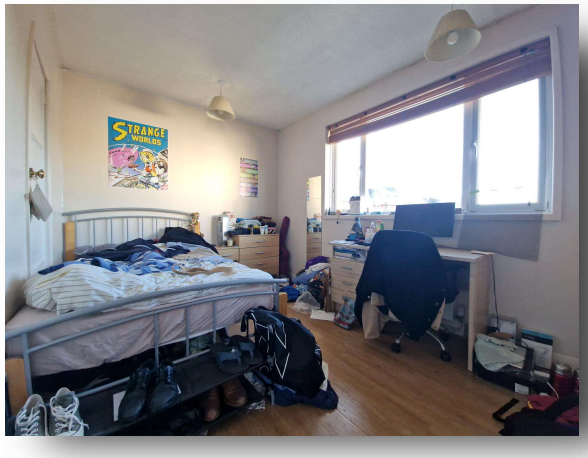
An extended property located on the doorstep of the UEA being sold with tenants in situ for 2026/2027 academic years.

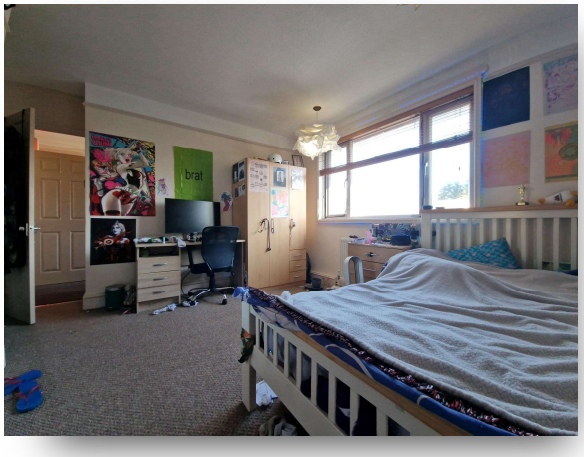












Entrance Porch
UPVC door to front aspect, double glazed window to side aspect, fitted cupboard for storage, door to entrance hall;

Entrance Hall
Double glazed door to front aspect, laminate flooring, under stairs storage cupboard, radiator, stairs to first floor landing, doors to bedroom four and kitchen.

Bedroom Four
12' max plus bay x 13' 7" (3.66m max plus bay x 4.14m)
Double glazed bay window to front aspect, laminate flooring, radiator.

Kitchen
8' 6" x 21' (2.59m x 6.40m)
Open plan kitchen with a comprehensive range of solid wood wall and base units work surfaces over, inset one and a half bowl sink and drainer, gas hob, electric oven, space for fridge, radiator, door to utility area, open to lounge / dining room;

Lounge / Dining Room
10' 6" x 17' 3" (3.20m x 5.26m)
Three double glazed windows to rear aspect, three Velux windows, wood floor, open plan to kitchen, radiator, double glazed french doors to rear aspect leading to garden,

Utility Area
Double glazed window to side aspect, plumbing and space for washing machine, vinyl flooring, radiator, double glazed door to side aspect leading to garden, door to bathroom;

Bathroom
Double glazed window to side aspect, modern suite comprising bath with mains shower over and folding glass shower screen, pedestal sink, low level wc, vinyl flooring, extractor fan, chrome heated towel rail.

Landing
Stairs leading from entrance hall to first floor landing, double glazed window to side aspect, loft access, doors to all first floor bedrooms and bathroom.

Bedroom One
12' x 12' plus recess (3.66m x 3.66m plus recess)
Double glazed window to front aspect, two built in cupboards, radiator.

Bedroom Two
8' 6" x 13' 5" (2.59m x 4.09m)
Double glazed window to rear aspect, built in cupboard, vinyl floor, radiator.

Bedroom Three
9' 2" x 8' 5" max (2.79m x 2.57m max)
Double glazed widow to rear aspect, laminate floor, radiator.

Bathroom
Double glazed window to rear aspect, suite comprising bath with mixer tap and mains shower over, low level wc, wash hand basin, part tiled walls, vinyl flooring, chrome heated towel rail.

External
The property is approached via a driveway providing off road parking. There is external storage that also houses the gas fired central heating boiler. To the rear there is an under cover decked area which provides access to the summer house whilst the main garden is paved.

welcome to

Shepherd Close, Norwich

- SEMI DETACHED HOUSE
- EXTENDED
- SOLD WITH TENANTS IN SITU
- FOUR BEDROOMS
- DRIVEWAY PARKING

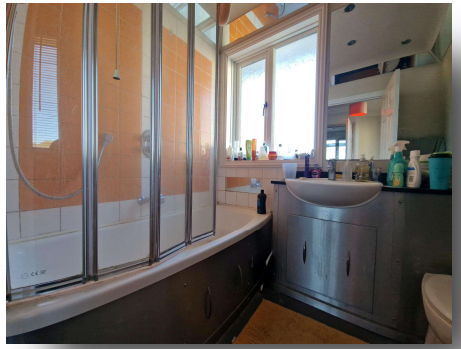
Tenure: Freehold EPC Rating: C
Council Tax Band: B

directions to this property:

Head out of Norwich along the Earlham Road taking your third exit at the Fiveways roundabout onto Earlham Green Lane. Take a left hand turn into Cunningham Road, then left into Friends road bearing around to the right where Shepherd Close will be located on your right hand side.

offers over

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106533

The Property Ombudsman

Property Ref:
UNR106533 - 0020

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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