



Watling Road, Norwich, NR7 9TG

welcome to

Watling Road, Norwich

William H Brown are delighted to offer this exceptional three-bedroom terrace in the sought-after Heartsease area. Featuring a spacious lounge, kitchen/diner, rear conservatory, and a large garden. With delightful views over local greenery and offered with No Onward Chain.



Description

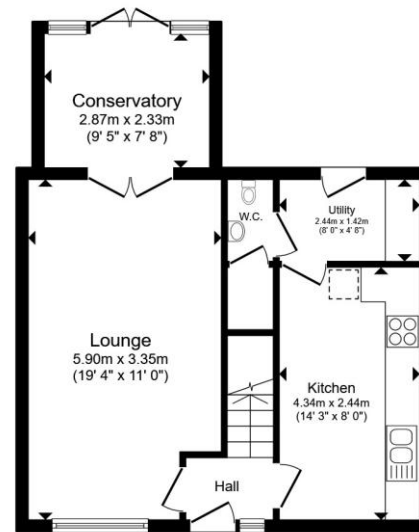
William H Brown is delighted to bring to the market this beautifully presented three-bedroom terrace home, situated in the highly sought-after area of Heartsease. Perfectly positioned to enjoy pleasant, leafy views over the local greenery, this property offers a fantastic opportunity for first-time buyers and families alike to secure a home in a quiet and desirable neighbourhood.

Inside, the property is in excellent condition throughout, reflecting a move-in-ready appeal. The ground floor boasts a spacious and inviting lounge, ideal for relaxation, which flows seamlessly into a bright and airy kitchen/diner—perfect for hosting and everyday family life. A lovely conservatory sits to the rear, serving as an ideal sunroom or additional living space that connects effortlessly to the outdoor area.

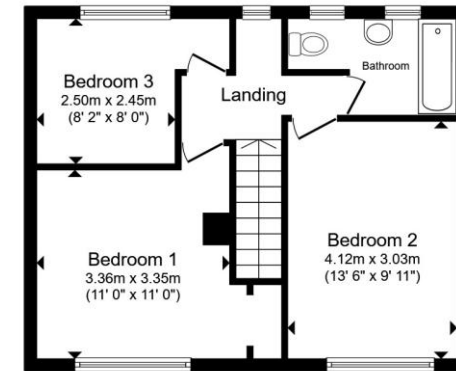
Externally, the property truly shines with a generous rear garden, providing ample space for outdoor entertaining, gardening, or recreation, complete with a practical storage shed. With the added benefit of no onward chain, this home is ready for a smooth and straightforward transition. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Agent's Note

We understand that work to the structure of the property has been undertaken and completed. Please contact the branch for further details.



Ground Floor



First Floor

Total floor area 90.3 m² (972 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


william
h brown



view this property online williamhbrown.co.uk/Property/NOR144320



welcome to

Watling Road, Norwich

- Situated in the heart of the popular Heartsease community with tranquil views over local greenery.
- Large, comfortable lounge and a separate, well-appointed kitchen/diner.
- Bright rear conservatory overlooking the garden.
- Substantial rear garden featuring a useful storage shed.
- Presented in excellent condition throughout.
- Ideal for buyers looking for a hassle-free purchase.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144320



Property Ref:
NOR144320 - 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.

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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk