



**Mountfield Avenue, Norwich NR6 5HW**

**welcome to**

**Mountfield Avenue, Norwich**

William H Brown are pleased to offer for sale this semi-detached three-bedroom chalet bungalow with no onward chain! Ideal for potential purchasers wanting to create their own style and finish. Must be internally viewed to fully appreciate the potential this home has to offer.



## Accommodation

William H Brown are pleased to offer for sale this semi-detached three-bedroom chalet bungalow on a chain free basis. The property has been extended to offer a 23ft kitchen/breakfast room, ground floor bedroom and bathroom, living room, and further reception room that is open plan to a study area with stairs to two further bedrooms. Externally, the property has a low maintenance front garden, and a substantial mature rear garden, as well as a driveway leading to a single garage.

This property must be viewed internally to appreciate the full potential for occupants to create their own style and finish.

## Entrance Hall

Part glazed external entrance door to front aspect, storage cupboard, radiator, and doors opening to living room, ground floor bedroom, dining room, kitchen/breakfast room, and bathroom.

## Living Room

Double glazed bay window to front aspect, radiator, and gas fire with back boiler.

## Kitchen/Breakfast Room

Dual double-glazed windows to rear aspect, part upvc frosted double glazed door to side aspect, two radiators, airing cupboard, a range of wall and base units with work surfaces over, 1 1/2 bowl sink with mixer tap over, space for washing machine, and fridge and freezer.

## Dining Room

Double glazed window to rear, radiator open plan to:

## Study Area

Double glazed window to side, radiator and stairs to first floor.

## Ground Floor Bathroom

Frosted double glazed window to rear. Three-piece suite comprising panel bath pedestal wash hand basin, low level, wc, and radiator.

## Ground Floor Bedroom

Double glazed bay window to front, radiator and built in cupboard.

## First Floor Landing

Doors to both bedrooms, radiator, and built in cupboard.

## Bedroom Two

Velux window to rear, radiator and built in cupboard.

## Bedroom Three

Velux window to rear, radiator, and built in cupboard.

## Front Garden

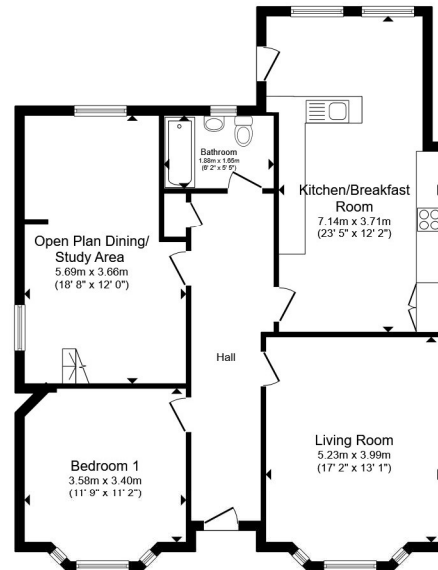
Surrounded by a low-level brick wall, the garden is laid to slabs with a shingle drive extending alongside the bungalow to a single garage with up and over door. The garage has a pedestrian door from the garden, with power and light.

## Rear Garden

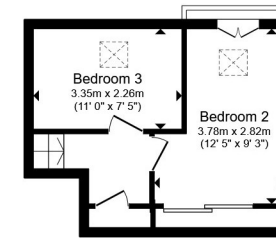
A substantial enclosed rear garden with mature planting, two sheds, fishpond and patio seating areas to relax.

## Agent Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Ground Floor



First Floor

Total floor area 122.9 m<sup>2</sup> (1,323 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](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/HEL103498](http://williamhbrown.co.uk/Property/HEL103498)



william  
h brown

welcome to

## Mountfield Avenue, Norwich

- Extended Semi-Detached Chalet Bungalow
- 23ft Kitchen/Breakfast Room
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom

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

**£275,000**



### directions to this property:

From the William H Brown office on Reepham Road in Hellesdon, proceed towards the roundabout and continue straight over which is also Reepham Road heading towards the city. Take the fifth right onto Mountfield Avenue, proceed towards to the end of the road where the property can be found identified by our William H Brown For Sale board.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HEL103498](http://williamhbrown.co.uk/Property/HEL103498)



Property Ref:  
HEL103498 - 0003

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 487888**



[hellesdon@williamhbrown.co.uk](mailto:hellesdon@williamhbrown.co.uk)



303 Reepham Road, Hellesdon, NORWICH,  
Norfolk, NR6 5AD



[williamhbrown.co.uk](http://williamhbrown.co.uk)