



Forge Terrace, Hales Norwich NR14 6TF

welcome to

Forge Terrace, Hales Norwich

Situated within the popular village of Hales, this beautifully presented newly built three-bedroom semi-detached home offers modern, energy-efficient living with excellent transport links to Norwich and surrounding towns.

Entrance Hall

Double glazed front door. Access to kitchen, lounge and ground floor WC. Stairs leading to first floor. Carpet flooring.

Ground Floor Wc

Laminate flooring. Wc and wash hand basin.

Lounge/Diner

Double French doors. Double glazed window to rear. Carpet flooring. Air source heat pump cupboard.

Kitchen

Double glazed window to front. Laminate wood effect flooring. Fitted units and worktops. Sink and drainer. Integrated electric oven. Plumbing for washing machine. Fittings for dishwasher.

Bedroom One

Double glazed window to rear. Access to ensuite. Carpet flooring. Radiator. Double bedroom.

Bedroom One En-Suite

Laminate flooring. Wc and wash hand basin. Walk-in shower cubicle. Electric heated towel radiator.

Bedroom Two

Double glazed window to front. Carpet flooring. Radiator. Double bedroom.

Bedroom Three

Double glazed window to rear. Carpet flooring. Radiator.

Bathroom

Double glazed window to front. Laminate wood effect flooring. Wc and wash hand basin. Bathtub. Electric heated towel radiator.

Rear Garden

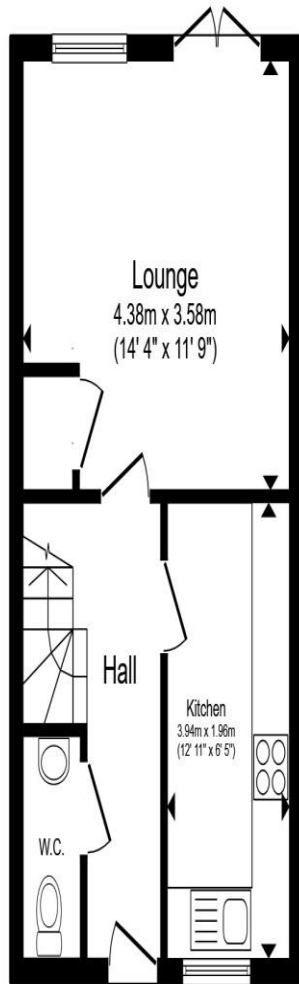
Laid patio area for outdoor dining with laid patio path leading to grass plot. Fence surrounding with rear access gate.

Parking

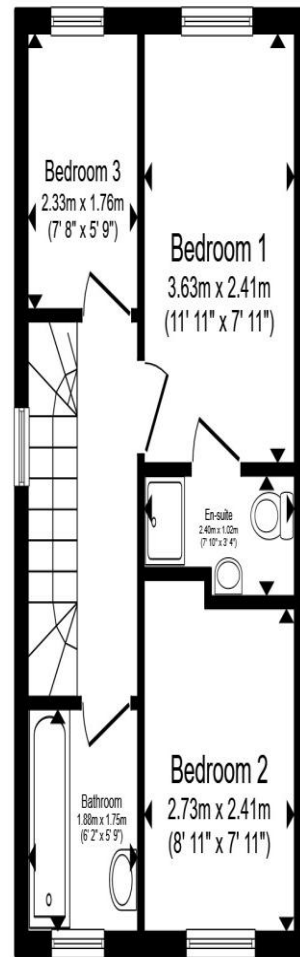
Spaces for 3 cars at rear of property.

Agents Note

Please note that the AML fee covers 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.



Ground Floor



First Floor

Total floor area 64.8 m² (697 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



welcome to
Forge Terrace,
Hales Norwich

- Newly built three-bedroom semi-detached home
- Excellent transport links to Norwich and surrounding towns
- Spacious lounge/diner
- Large rear garden
- Driveway parking to the rear

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

£250,000



view this property online williamhbrown.co.uk/Property/BGY107209



Property Ref:
BGY107209 - 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.

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