

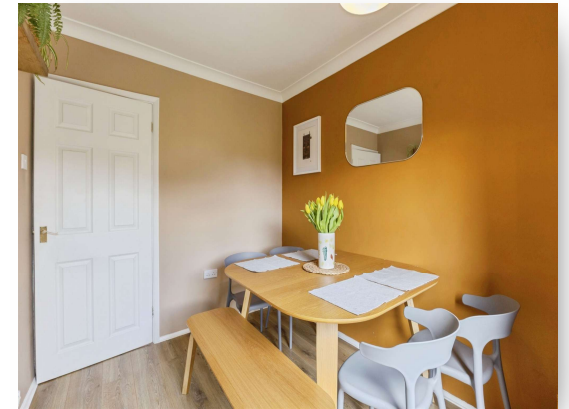


Meadow Way, Norwich NR6 6XX

welcome to

Meadow Way, Norwich

William H Brown are pleased to present this two/three-bedroom home that would be an ideal first purchase or investment. The property consists of three bedrooms, kitchen, lounge and bathroom. Outside there is a front garden, an enclosed rear garden, garage and driveway.



Accommodation

We are delighted to offer for sale this two/three bedroom linked-detached house set within the popular suburb of Hellesdon to the North of Norwich City Centre within proximity to local facilities, amenities, and transport links into the city, as well as Norwich International Airport, where a Park and Ride service can be found. Internally the accommodation comprises of; kitchen, living room, entrance hallway, bathroom, bedroom and dining room/option third bedroom. This is complemented by a further bedroom to the first floor and loft space. Externally the property benefits from driveway parking, carport and garage.

An internal viewing is recommended!

Entrance Hall

Doors to all ground floor rooms, radiator and stairs to first floor.

Living Room

Upvc double glazed window to front aspect, feature fireplace, radiator, and storage cupboard.

Kitchen

Upvc double glazed window to front, a range of wall and base units with work surfaces over, single bowl sink with mixer taps, cooker, gas fired central heating boiler, space for dishwasher and fridge freezer.

Ground Floor Bedroom

Upvc double glazed window to rear and radiator.

Dining Room/Opt Bed Three

Currently being used as a dining room but could lend itself as a third bedroom, radiator, and upvc patio door opening to rear garden.

Ground Floor Bathroom

Suite comprising, radiator, extractor, panel bath with electric shower over, vanity wash hand basin and low level wc.

First Floor Landing

Giving access to bedroom one.

Bedroom One

Upvc double glazed window to front, radiator and door to eaves/loft storage.

Front Garden

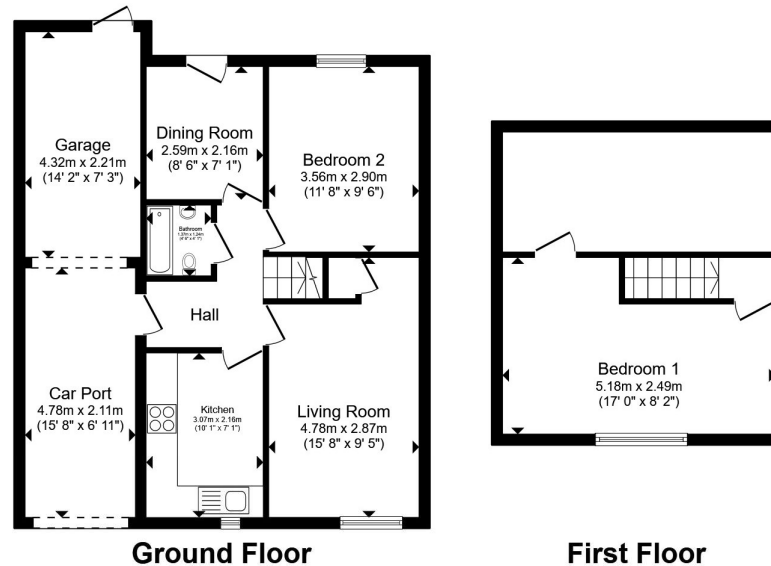
Mainly laid to lawn with shingle and paved driveway leading to carport and single garage.

Garage

With up and over door, power, and plumbing for washing machine, space for tumble dryer, and door to:

Rear Garden

Single door from rear of the garage to enclosed rear garden which has a patio, lawned area, greenhouse and raised bedding planters.



Total floor area 72.9 m² (785 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



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welcome to

Meadow Way, Norwich

- Linked Detached House
- Ideal First Time Buy Purchase
- Two/Three Bedrooms
- Gas Fired Radiator Central Heating
- UPVC Double Glazing

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

£250,000



directions to this property:

From William H Brown Hellesdon office head down the Reepham Road in the direction of Norwich city centre. Head straight over the roundabout and turn left onto Meadow Way, follow the road round to the right and as the round bears left the property can be found on the right-hand side identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103510 - 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.



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