



Bates Green, Norwich, NR5 8YP

welcome to

Bates Green, Norwich

Ideal for first-time buyers and investors! William H Brown presents this chain-free, three-bedroom mid-terrace home located to the west of Norwich. Featuring generous living space, a store room ripe for conversion, an enclosed rear garden, and easy access to local amenities and the city centre.



Description

William H Brown is delighted to present to the market this chain-free, three-bedroom mid-terrace home, ideally positioned within a well-established residential area to the popular west of Norwich. Offering well-proportioned accommodation throughout, the property represents an exceptional opportunity for both first-time buyers looking to step onto the property ladder and investors seeking a lucrative addition to their portfolio.

The ground floor welcomes you via an entrance hall leading to a convenient cloakroom, a spacious lounge-diner perfect for entertaining, and a functional kitchen-breakfast room. Additionally, the ground floor boasts a useful store room that is prime for conversion (subject to the necessary consents), allowing the new owner to further enhance the living space.

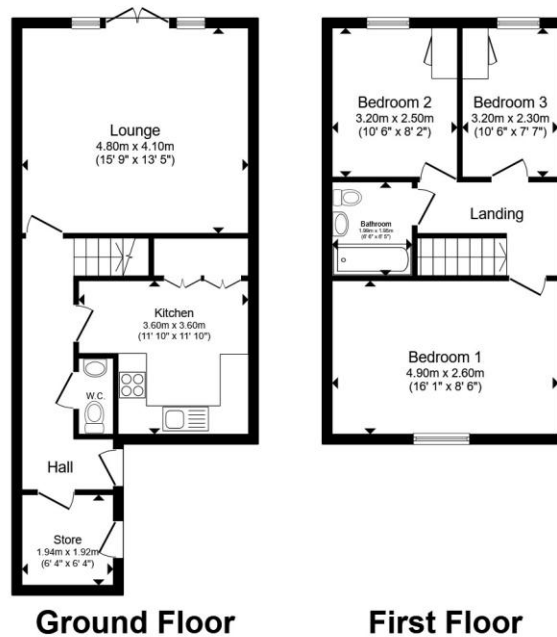
To the first floor, the property offers three comfortable bedrooms, all well-served by a family bathroom.

Externally, the home benefits from an enclosed rear garden, providing a private and low-maintenance outdoor space ideal for relaxing or hosting guests.

Situated within easy reach of a wide variety of local amenities, reputable schooling, and excellent transport links directly into Norwich city centre, this property successfully combines everyday convenience with exciting future potential. Offered with no onward chain, early viewings come highly recommended to truly appreciate what is on offer.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.



Total floor area 88.8 m² (955 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


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welcome to

Bates Green, Norwich

- Chain-Free Sale
- Well-proportioned accommodation suited to families, couples, or sharers.
- Features a welcoming lounge-diner and a practical kitchen-breakfast room.
- Essential ground-floor WC for modern living.
- An enclosed rear garden providing a private outdoor retreat.
- Positioned within a well-established residential area.
- Close to local amenities, reputable schools, and direct transport links into Norwich city centre.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143137 - 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.



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