



**Junction Road, Norwich, NR3 2JA**

**welcome to**

## **Junction Road, Norwich**

**\*\*CHAIN FREE\*\***

A well-presented 3 bedroom end of terrace house located within a popular NR3 area. Internally offering two reception rooms, kitchen and bathroom to the ground floor with three bedrooms to the first floor. Externally, there is a enclosed garden to the rear.



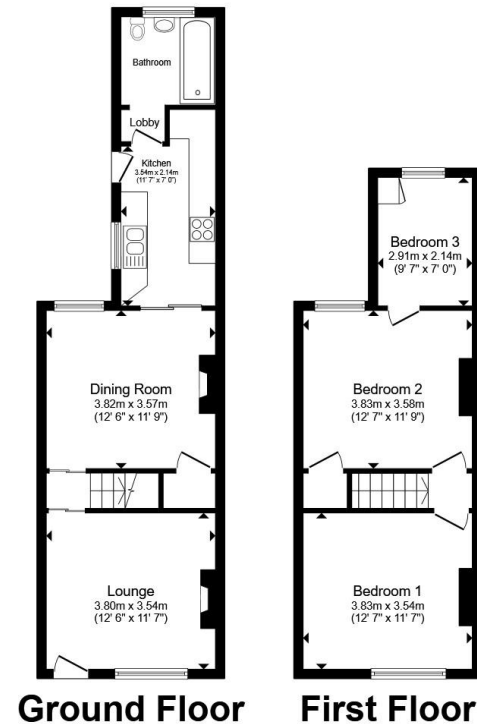
## Description

**\*\*CHAIN FREE\*\***

Ideal for first time buyers or buy to let investors alike. William H Brown Norwich are delighted to present to the market this 3 bedroom end of terrace house located within a very convenient location within the sought after NR3 area. Internally the property offers two reception rooms, kitchen and bathroom to the ground floor with three bedrooms to the first floor. All interested parties are urged to contact the office at their earliest convenience.

## 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 82.9 m<sup>2</sup> (892 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)

  
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**welcome to**

## **Junction Road, Norwich**

- CHAIN FREE
- End terrace
- 3 Bedrooms
- 2 receptions
- Ground floor bathroom
- Well-presented throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR144831 - 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 760044**



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



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**