

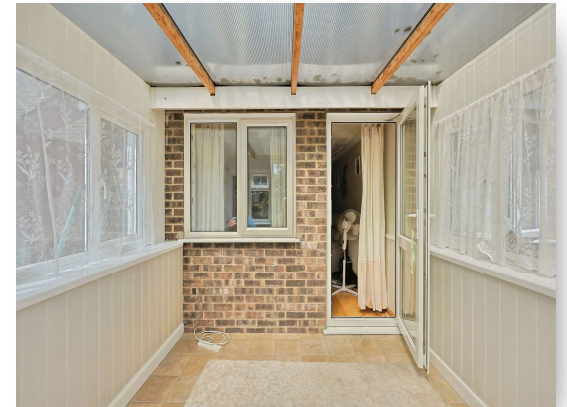


Nursery Close, Norwich NR6 5SJ

welcome to

Nursery Close, Norwich

William H Brown are pleased to offer this 2-bedroom mid-terraced bungalow, located within a quiet cul-de-sac in the highly desirable area of Hellesdon, Norwich. Offered with no onward chain, the property benefits from two generous bedrooms, a conservatory. View now!



Accommodation

Situated in a peaceful cul-de-sac within the popular suburb of Hellesdon, this 2-bedroom mid-terraced bungalow offers well-proportioned accommodation and an exciting opportunity for a range of buyers. The property comprises a spacious layout with two good-sized bedrooms, providing comfortable accommodation for individuals, couples, or those looking to downsize. The living space offers a welcoming environment with excellent scope for modernisation and cosmetic improvement, allowing prospective purchasers to put their own stamp on the property and tailor it to their tastes. A particular feature of the home is the conservatory, which provides additional living space and a pleasant area to relax while enjoying views of the garden. This versatile room could be used as a sitting area, dining space, or hobby room depending on individual requirements. Externally, the property enjoys a tucked-away position within a quiet residential cul-de-sac, offering a peaceful setting while remaining conveniently close to local amenities. Offered with no onward chain, this bungalow represents an excellent opportunity for those seeking a straightforward purchase. Whether you are a first-time buyer looking to get onto the property ladder, or someone searching for a comfortable retirement property with the convenience of single-storey living, this home offers fantastic potential. Hellesdon is a highly sought-after area on the outskirts of Norwich, offering a range of local shops.

Entrance Hall

External entrance door opening to front aspect, giving access to two bedrooms, kitchen, shower room, lounge and storage cupboard.

Kitchen

A range of wall and base units with work surfaces over, space for free-standing cooker, extractor fan, stainless steel single bowl sink and drainer, wall mounted gas boiler, upvc double glazed window to front aspect, plumbing for washing machine, and space for fridge freezer.

Bedroom One

Upvc double glazed window to rear aspect, and radiator.

Bedroom Two

Upvc double glazed window to front aspect, and radiator.

Wet Room

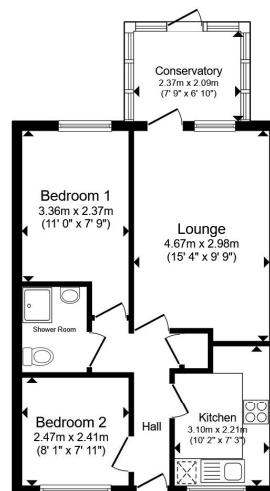
Suite comprising walk in shower, floor to ceiling tiling, pedestal sink and wc.

Lounge

Laminate flooring, radiator, and upvc window to rear aspect, internal door opening to conservatory.

Conservatory

Of upvc construction on a brick base, with external door opening to rear garden.



Total floor area 48.3 m² (520 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

Outside

To the front of the property is an artificial lawn with shingle boarder, paving and ramp to front door, enclosed by picket fencing. This is complemented by a low maintenance rear garden which comprises of artificial lawn, paving, a shingle standing area, and personal gate leading to the residential parking area where an allocated parking space can be found.

Agent Note

This property is subject to an annual service charge for the upkeep of the communal areas within this development, further details can be obtained from the vendor's solicitor at time of purchase.

Agent 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.



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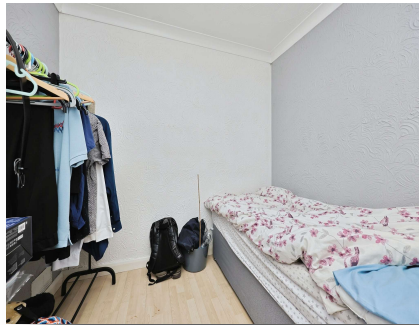
Nursery Close, Norwich

- Mid-Terraced Bungalow
- Two Bedrooms
- No Onward Chain!
- Conservatory
- Quiet Cul-de-Sac Location

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

offers in excess of

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103611 - 0004

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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