





Hall Road, Norwich, NR4 6NE

william h brown

welcome to

Hall Road, Norwich

No Onward Chain! Situated in the highly sought-after NR4 area of Norwich, this three-bedroom end-terrace home offers spacious accommodation and an enclosed rear garden. Ideally located for local amenities, the UEA, NNUH, and Norwich city centre.













Description

Offered with no onward chain, this well-presented three-bedroom end-terrace house enjoys a desirable position within the highly popular NR4 area of Norwich, renowned for its excellent amenities, schooling, and convenient access to the University of East Anglia, Norfolk & Norwich University Hospital, and Norwich city centre.

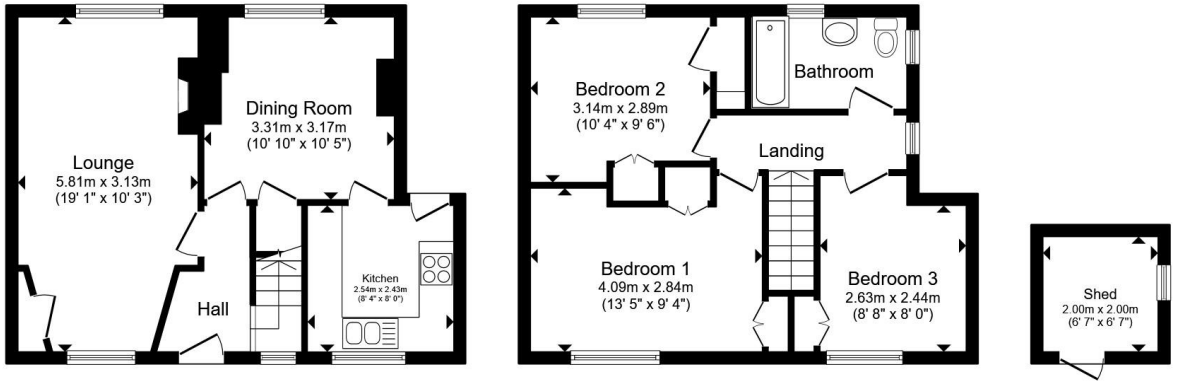
The accommodation begins with an entrance hall leading to a generous 19ft lounge, providing an excellent space for both relaxation and entertaining. A separate dining room offers further versatile living space and overlooks the rear garden, the fitted kitchen provides practical day-to-day functionality. On the first floor, the property offers three bedrooms, comprising two well-proportioned doubles and a third bedroom ideal as a child's room, guest room, or home office. A family bathroom completes the accommodation.
Outside, there is an enclosed rear garden with useful outdoor storage, creating a pleasant space for outdoor dining and leisure. There is scope to create off-street parking to the front of the property, subject to the relevant permissions.

Combining generous living accommodation, a sought-after NR4 location, and the advantage of no onward chain, this property is expected to appeal to first-time buyers, families, and investors alike.

Early viewing is highly recommended.

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.



Ground Floor **First Floor** **Outbuilding**

Total floor area 81.2 m² (874 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

view this property online williamhbrown.co.uk/Property/NOR145192

welcome to

Hall Road, Norwich

- No Onward Chain
- Sought-After NR4 Location
- Spacious 19ft Lounge
- Ideal First-Time Purchase, Family Home or Investment
- Scope to create off-street parking, subject to permission

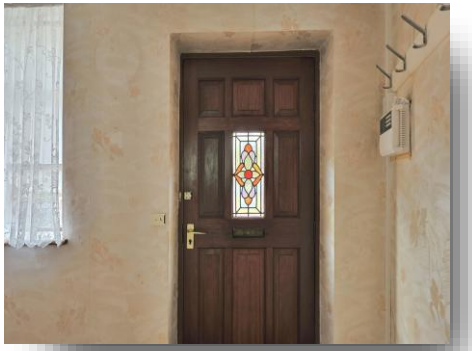
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers in the region of

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR145192

The Property Ombudsman

Property Ref:
NOR145192 - 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

01603 760044

norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.