

**BROADLAND CONSULTANTS LIMITED**

*Looking for a mortgage?*

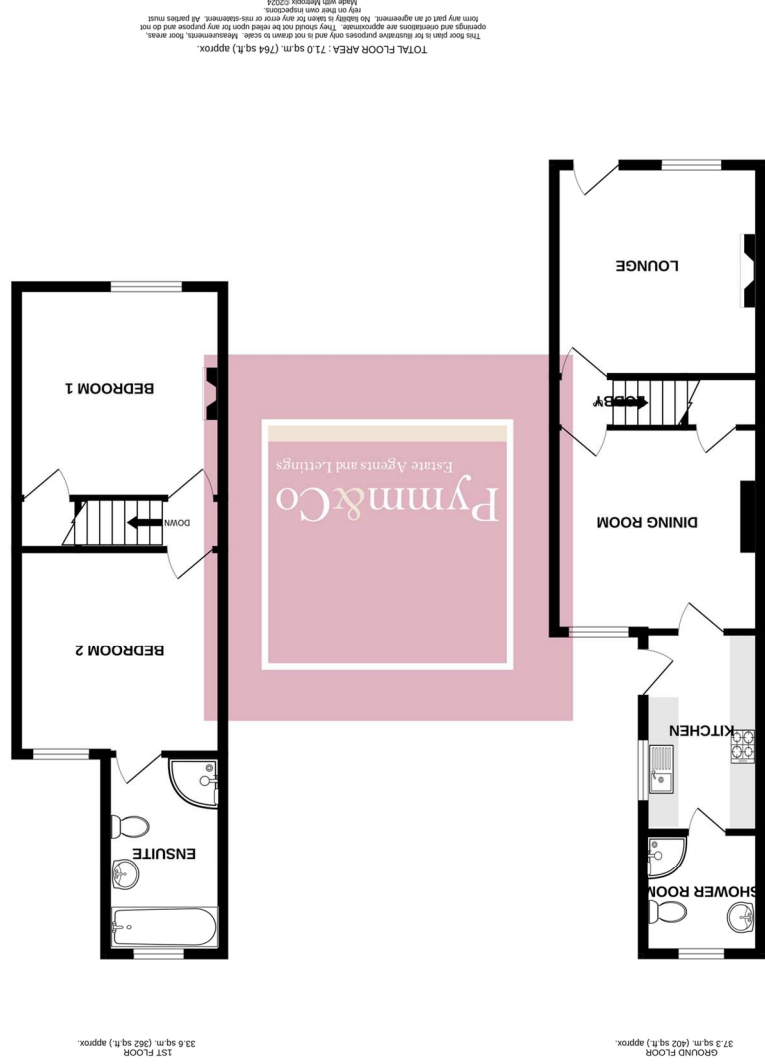
Independent Mortgage & Financial Advice.

Our expert mortgage advisors are able to guide you through the whole mortgage process, to help you select and arrange the right product for you. Let us also make your life easier, by arranging the selected mortgage on your behalf. This includes First Time Buyer, Home Mover, Re-mortgage and Buy to Let services.

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FCA No 521208

\* Your home may be repossessed if you do not keep up the repayments on your mortgage.



**Pymm&Co**  
Estate Agents and Lettings

This wonderful two double bedroom Victorian mid terrace home is situated just South of the City centre of Norwich, close to a great selection of amenities. The property offers comfortable and stylish accommodation, including a lounge, dining room and a fitted kitchen, plus a recently refitted ground floor shower room.

Both double bedrooms are accessible off the landing, with an en suite to the second bedroom. The home benefits from gas central heating and double glazing. There is a non bisected rear garden extending to approximately 60 feet.

Noteworthy features include internal pine doors and a cast iron fireplace in the first bedroom. The property is offered with No Chain and is well presented throughout, making it an excellent choice for a first time purchase.

**Price £250,000**

## Property details

### Front door leading to:

#### Lounge

11'11" (3.63m) x 11'3" (3.43m)

Double glazed window to front, spotlights, gas fire and surround, pine door to:

#### Lobby

Staircase to first floor, pine door to:

#### Dining Room

11'2" (3.4m) x 10'6" (3.2m)

Double glazed window to rear, pine door to under stairs storage cupboard, pine door to:

#### Kitchen

11'0" (3.35m) x 6'2" (1.88m)

Double glazed window to side, part glazed door to side leading to garden, range of fitted wall and base units with work tops over, Inset four ring gas hob with extractor hood over electric oven and grill, integrated fridge freezer, space for washing machine, inset single sink and drainer with mixer taps over tiled splashbacks, cupboard housing gas boiler, door to:

#### Shower Room

Double glazed window to rear, shower cubicle, low level WC wash basin, fully tiled walls, tiled flooring, spotlights, extractor fan and heated vanity mirror.

### First Floor Landing

Pine doors leading to:

#### Bedroom One

12'5" (3.78m) x 11'2" (3.4m)

Double glazed window to front, cast iron fireplace, pine door leading to cupboard over stairs.

#### Bedroom Two

11'2" (3.4m) x 10'5" (3.18m)

Double glazed window to rear, pine door to:

#### En Suite Bathroom

Double glazed window to rear, panelled bath, shower cubicle, low level WC, wash basin, shaver socket, tiled splashbacks and two heated towel radiators.

#### Outside

To the front there is a small shingled garden which is enclosed by brick walling with gate and path to front door. To the rear there is non bisected garden extending to approximately 60 feet with patio leading to lawn with timber garden shed which is all enclosed by fencing and hedging.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

## Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Please call 01603 305805

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