



Blickling Road, Norwich, NR6 6DQ

welcome to

Blickling Road, Norwich

NO UPWARD CHAIN - William H Brown are delighted to present this beautifully maintained end-terraced home, ideally positioned in the highly desirable suburb of Old Catton, just to the north of Norwich city centre. This charming property offers an excellent opportunity for first-time buyers!



Entrance Hall

External entrance door to side aspect, stairs rising to first floor landing and door opening to living room.

Living Room

Wood effect flooring, radiator, alcove and feature fireplace recess. Upvc double glazed window to front aspect.

Kitchen

A modern range of wall and floor fitted kitchen units with work surfaces over, upstand and tiled splash backs. Integrated double oven, gas hob, extractor fan, dishwasher, stainless steel sink and drainer, and space for American style fridge freezer. Upvc double glazed window to rear aspect, and external entrance door to side aspect.

First Floor Landing

Giving access to both bedrooms and bathroom.

Bedroom One

Generous size bedroom with built in storage, radiator, and upvc double glazed window to front aspect.

Bedroom Two

Upvc double glazed window to rear aspect, two built in wardrobes and radiator.

Bathroom

Suite comprising bath with shower screen and shower head over, wash hand basin set into a vanity unit, wc, extractor fan and upvc double glazed window to rear aspect.

Outside

An access path leads to the side entrance door, The rear of the property comprises of a patio area, lawn, a bedding area with retaining wall and is enclosed by brick walling and panelled fencing. A personal gate leads to pedestrian/residents' access behind the property.

Agent Note

This property is subject to an annual service and maintenance charge that covers the upkeep of the children's playpark, and all communal areas within the development. The charge for period 01/04/26-31/03/27 is £263.91 and is subject to annual review.

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.



view this property online williamhbrown.co.uk/Property/HEL103564



welcome to

Blickling Road, Norwich

- Attractive End-Terraced Home
- Two Bedrooms With Built-In Wardrobes
- Sought-After Location
- No Onward Chain
- Beautifully Maintained Rear Garden

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

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103564



Property Ref:
HEL103564 - 0007

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 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk