



Evans Way, Norwich, NR6 7LR

welcome to

Evans Way, Norwich

William H Brown are delighted to present this beautifully maintained three-bedroom end-terraced home. Offering spacious accommodation, a stunning rear garden and excellent local amenities nearby, this wonderful property is perfectly suited to families, first-time buyers and professionals alike.



Entrance Hall

Wood effect flooring, Radiator, Double glazed door to the front aspect

Cloakroom Wc

Wood effect flooring, Double glazed window to the front aspect, Low-level WC, Pedestal handwash basin

Lounge

Wood effect flooring, Double glazed window to the front aspect, Radiator

Kitchen

Wood effect flooring, Radiator, Double glazed window to the rear aspect, Double glazed doors to the rear aspect, Range of wall-mounted units, Complimentary rolled-edge worksurfaces, 1.5 sink/drain, Inset eye-level double oven, Gas hob, Extractor hood, Intergrated dishwasher

Bedroom One

Wood effect flooring, Radiator, Double glazed window to the rear aspect, Built-in wardrobe

En-Suite

Tiled flooring, Low-level WC, Handwash basin with vanity storage, Shower cubicle

Bedroom Two

Wood effect flooring, Radiator, Double glazed window to the front aspect

Bedroom Three

Wood effect flooring, Radiator, Double glazed window to the front aspect

Bathroom

Tiled flooring, Frosted double glazed window to the front aspect, Low-level WC, Pedestal handwash basin, Corner bath with shower overhead

Outside

Fully enclosed rear garden laid mainly to lawn with an additional patio seating area.

Agents 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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welcome to

Evans Way, Norwich

- 3 Bedroom End-Terraced Home
- Highly Sought-After Old Catton Location
- Stunning Rear Garden
- Brand New Open-Plan Kitchen & Dining Area
- Downstairs WC

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers in excess of

£315,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HEL103716](https://www.williamhbrown.co.uk/Property/HEL103716)



Property Ref:
HEL103716 - 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 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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