



**Bowthorpe Road, Norwich NR5 8AB**

**welcome to**

**Bowthorpe Road, Norwich**

**\*GUIDE PRICE £260,000-£280,000 - AN ESTABLISHED SEMI DETACHED HOME IN PROMINENT WEST CITY LOCATION\***



### **Entrance Hall**

Double glazed door to front aspect, laminate flooring, under stairs cupboard, radiator, doors to lounge, bedroom four and kitchen, stairs to first floor landing.

### **Lounge**

Double glazed bay window to front aspect, open fireplace with ceramic hearth and surround, radiator.

### **Kitchen**

Double glazed windows to side and rear aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, freestanding electric cooker, plumbing and space for washing machine, space for fridge / freezer, gas fired central heating boiler, radiator, double glazed door to side aspect leading to garden.

### **Bedroom Two**

Double glazed patio doors to rear aspect leading to garden, radiator.

### **Landing**

Stairs leading from entrance hall to first floor landing, double glazed window to side aspect, loft access, doors to all first floor bedrooms and bathroom.

### **Bedroom One**

Double glazed window to front aspect, radiator.

### **Bedroom Three**

Double glazed window to rear aspect, radiator.

### **Bedroom Four**

Double glazed window to rear aspect, radiator.

### **Bathroom**

Double glazed window to front aspect, suite comprising bath with mains fed shower over, pedestal sink, low level wc, fully tiled walls, laminate flooring, radiator.

### **External**

This attractive semi-detached home presents a classic mature entrance with mature shrubs and a neatly kept front garden. To the rear, the property opens onto a long, enclosed garden—an excellent blank canvas for landscaping, family use, or outdoor entertaining. A central paved pathway leads the full length of the plot, while the surrounding lawn, fencing and established trees create a sense of privacy and potential. With its generous proportions and scope for enhancement, the garden is a standout feature for those wanting meaningful outdoor space.



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## welcome to

### Bowthorpe Road, Norwich

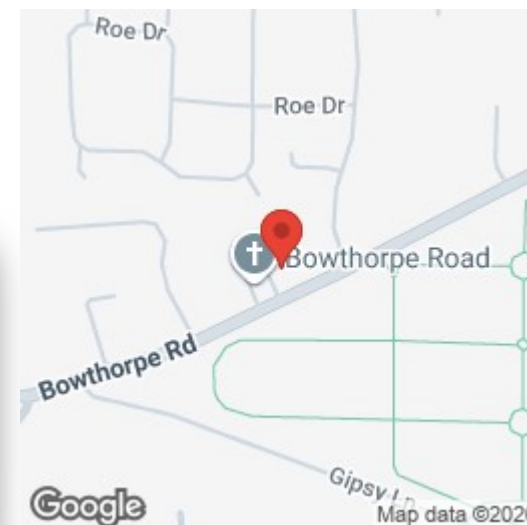
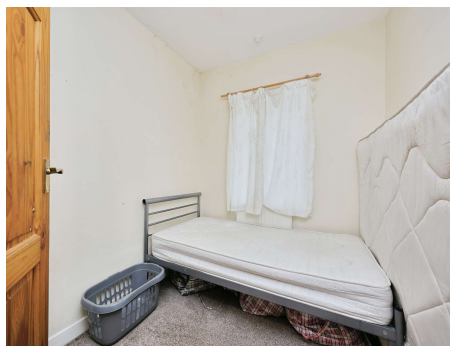
- GUIDE PRICE £260,000-£280,000
- SEMI DETACHED HOME
- THREE / FOUR BEDROOMS
- CURRENTLY BEING SOLD WITH TENANTS IN SITU WITH A RENTAL INCOME OF £1500 PCM
- CONVENIENT WEST CITY LOCATION IDEALLY SITUATED FOR THE UEA AND CITY CENTRE

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR107018 - 0004

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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.

## directions to this property:

Proceed out of Norwich along the Earlham Road taking a right hand turn at the roundabout onto Farrow Road. At the traffic lights take a left hand turn onto Bowthorpe Road where the property will be located on your right hand side.



william h brown



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