



**Archer Close, Norwich, NR6 7PD**

**welcome to**

**Archer Close, Norwich**

**\*\*CHAIN FREE\*\*** A 3 bedroom detached house benefiting from a corner plot, ample off road parking and enclosed rear garden, Internally the property would benefit from modernisation through out and would be an ideal purchase for someone looking to put their own stamp on their next home.



**\*\*CHAIN FREE\*\*** A well presented detached family home offering spacious and versatile accommodation throughout, situated in a desirable residential location. The property would benefit from some modernisation, providing an excellent opportunity for buyers to personalise and add value.

The ground floor comprises a generous lounge measuring over 17ft, creating a bright and comfortable living space. The fitted kitchen leads through to a conservatory overlooking the rear garden, while an additional reception room currently arranged as Bedroom 3 offers flexible accommodation ideal for guests, a home office or separate dining room if preferred. A convenient ground floor W.C. and welcoming entrance hall complete the downstairs layout.

To the first floor are two well proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a detached garage and offers good potential for further improvement subject to the necessary permissions.

Early viewing is recommended to appreciate the space and potential on offer.



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welcome to

## Archer Close, Norwich

- **\*\*CHAIN FREE\*\***
- Detached Garage and Off Road Parking
- Conservatory overlooking rear garden
- Excellent opportunity for buyers to personalise and add value
- Situated in a desirable residential location

Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR144473 - 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.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)