



Gilbard Road, Norwich NR5 8TL

welcome to

Gilbard Road, Norwich

****OFFERED CHAIN FREE**** This four bedroom semi-detached house occupying a generous corner plot, boasting ample off-road parking to the front. Internally the property has been renovated to a high standard through out. Any interested parties are urged to contact the office at their earliest convenience



Agent's Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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welcome to

Gilbard Road, Norwich

- CHAIN FREE
- Generous corner plot
- Off-road parking
- Renovated through out
- 4 bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in excess of

£265,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144345



Property Ref:
NOR144345 - 0003

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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