

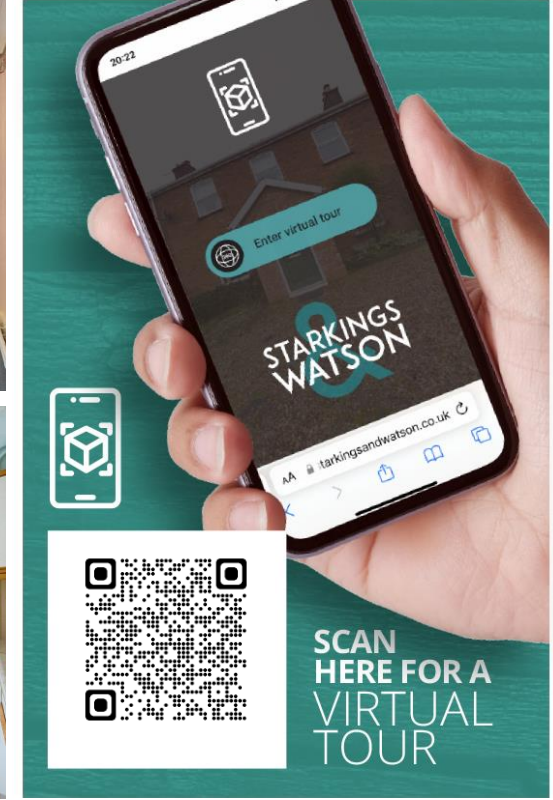
LINKS AVENUE

**Brundall, Norwich NR13 5LL**

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

**FOR SALE**  
PROPERTY



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**STARKINGS  
&  
WATSON**

- No Chain!
- Semi-Detached Character Home
- Hall Entrance
- Two Reception Rooms
- Three Bedrooms
- First Floor Bathroom
- Good Sized & Private Gardens
- Potential for Off Road Parking (stp)

### IN SUMMARY

NO CHAIN. With a 75ft REAR GARDEN and OVER 870 Sq. ft (stms) of accommodation inside, this is a RARE OPPORTUNITY to buy a CHARACTER HOME in the CENTRE of BRUNDALL - requiring UPDATING and MODERNISATION. With a PRIVATE GARDEN and POTENTIAL for OFF ROAD PARKING (stp), the location is IDEAL for someone who wants a whole HOST of AMENITIES on your door step, whilst being close to the TRAIN STATION, bus connections and A47. The internal accommodation is liveable, however would ideally suit a REMODEL. The current layout includes a SPACIOUS HALL ENTRANCE, 14' BAY FRONTED sitting room, dining room and KITCHEN. The first floor includes THREE BEDROOMS and a FAMILY BATHROOM - all off the landing.

### SETTING THE SCENE

Fronting Links Avenue, a low level brick wall forms the front boundary, with various border plants and lawn. Access leads to the side, where you can reach the rear garden and kitchen entrance. A porch can be found to front where the front entrance door takes you inside.

### THE GRAND TOUR

Heading in, the hall entrance is carpeted and includes the stairs which lead to the first floor, with storage under. Doors lead off to the left where the bay fronted sitting room can be found, also with fitted carpet, and a feature fire place with symmetrical storage shelving to each side. The dining room sits to the rear and is carpeted, whilst French doors take you to the rear garden, and a gas fire with back boiler sits within a tiled surround, with shelving to each side. Leading off is the fitted kitchen, with space for a cooker and general white goods, whilst cupboards can be found both high and low, with tiled splash backs running around the work surface. A door leads to side, and a window faces the rear garden. Heading upstairs, the landing includes a loft access hatch, with doors to the three bedrooms. The main bedroom faces to front and is bay fronted with a wardrobe built-in. The second bedroom faces to the rear, with a wardrobe, and the third bedroom is adjacent. The family bathroom also leads off the landing, where a three piece suite with tiled splash backs and a uPVC obscure double glazed window can be found.

### THE GREAT OUTDOORS

The rear garden is open to the side, where a path leads to the front, across the rear to the dining room French doors, and down the garden. Enclosed to the rear and both sides, the garden is mainly laid to lawn, with a feature pond, greenhouse, timber shed and brick built store.



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### OUT & ABOUT

The property is situated at the centre of the Broadland Village of Brundall. Located East of the City, excellent transport links via Road and Rail can be enjoyed. The Village itself has an abundance of amenities including the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food stores.

### FIND US

Postcode : NR13 5LL

What3Words : ///slick.scraping.supply

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

The property will likely be sold with possessory title. Whilst it is clear the seller of the property has owned the land, at the time of first registration the applicant did not have all the necessary documentation to meet the Land Registry's criteria for absolute title. An indemnity policy will be available to protect a buyer and this should not deter a buyer from purchasing.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area<sup>m</sup>  
877.54 ft<sup>2</sup>  
81.53 m<sup>2</sup>

Reduced bedroom  
10.58 ft<sup>2</sup>  
0.98 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
(below 1.5m/4.92ft)

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

