





## Melrose Road

Norwich | Norfolk | NR4 7PN

£185,000

Situated in the Golden Triangle a short distance from local amenities and facilities this two bedroom Victorian terrace home requires updating and refurbishment. The property will be ideally suited to first time buyers, families and investment purchasers alike. Boasting a lawned rear garden benefiting from being mostly UPVC double glazed and having gas fired central heating. We urge an early viewing to avoid disappointment.

- SOME UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARDENS
- IDEAL REFURBISHMENT PROJECT
- 703 SQUARE FEET
- EPC -



### LOUNGE

11' 6" x 11' 2" (3.50m x 3.40m)  
A well-proportioned and bright room with open fireplace with brick surround and mantle, laminate flooring. Door to inner hall with stairs to first floor.

### DINING ROOM

11' 6" x 11' 2" (3.50m x 3.40m)  
A well-proportioned room with access to the rear garden via a rear personnel door. There is a main focal point brick fireplace. There are also two large walk in storage cupboards beneath the stairs, one of which housing the electricity RCD.

### KITCHEN

7' 3" x 5' 8" (2.21m x 1.73m)  
A selection of base, drawer and wall mounted units with ceramic tile splashbacks and surrounds, plumbing for automatic washing machine and space for fridge freezer. Inner lobby with wall mounted boiler for gas fired

central heating and space for white goods, door to:-

### CLOAKROOM

With low level WC all with ceramic tile splashbacks and surrounds.

### Stair to first floor landing

### BEDROOM ONE

11' 6" x 11' 2" (3.50m x 3.40m)  
A good sized double bedroom with view to front with cast fireplace within the chimney breast. There is also access to a loft and a large storage cupboard.

### BEDROOM TWO

11' 6" x 11' 2" (3.50m x 3.40m)  
A good sized double bedroom with view to the rear and airing cupboard containing the hot water cylinder and door to

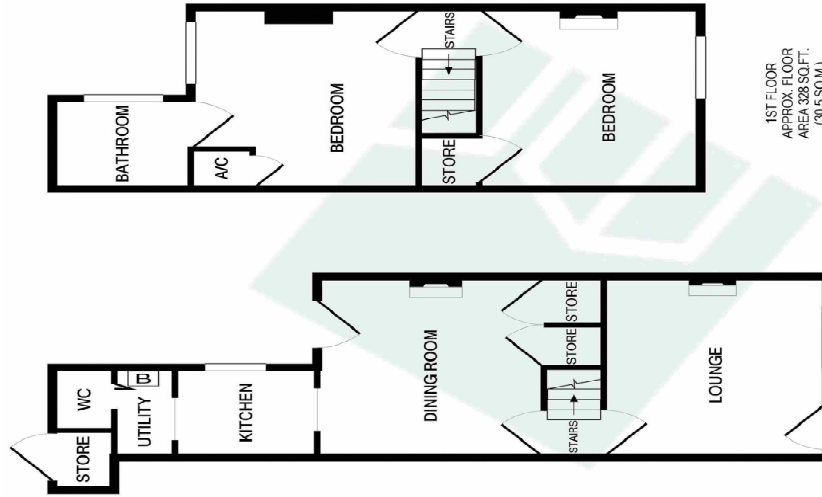
### BATHROOM

Suite comprising panel bath, WC and wash basin. All with ceramic tile splashbacks and surrounds plus an electric wall mounted shower unit.

### OUTSIDE

To the front of the property is a small courtyard garden with shrubbery and slate chippings. In the rear bisected garden, there is a selection of planting and shrubs with lawns and pathway. There is a timber garden shed and greenhouse, also a timber summerhouse. Behind the kitchen/WC. There is also a shared bin store cupboard with timber door giving access to this property and the adjacent neighbour.





1ST FLOOR  
APPROX. FLOOR  
AREA 326 SQ.FT.  
(30.5 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 703 SQ.FT.  
(65.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M1141

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