



Dereham Road, Norwich, NR2 4BU

welcome to

Dereham Road, Norwich

****An impressive THREE BEDROOM END TERRACE property within walking distance of Norwich City Centre and on the edge of the sought after Golden Triangle area. Fabulous family home or as a 'Buy to let' opportunity!!****



Entrance Hall

Door to the front aspect, picture rail, dado rail, radiator, fitted foot matt and stairs to the first floor.

Lounge/bedroom 1

10' 11" x 10' 6" (3.33m x 3.20m)

Exposed strip wood floor, inset cast iron feature fireplace with pine surround, picture rail, radiator and uPVC window to the front aspect.

Dining Room/reception Room

12' 8" x 11' (3.86m x 3.35m)

Exposed strip wood floor, gas fired boiler for heating & hot water, picture rail and uPVC window to the rear aspect.

Kitchen

11' 10" x 8' 11" (3.61m x 2.72m)

Fitted range of eye & base level kitchen units with inset stainless steel sink/drain unit, plumbing for a washing machine, built in gas hob, electric oven, fitted extractor, space for a fridge/freezer, understairs storage cupboard with space for a further freezer, radiator, window to the rear aspect and door to the side aspect.

First Floor

Bedroom 1

13' x 10' 11" (3.96m x 3.33m)

Window to the front aspect, radiator and picture rail.

Bedroom 2

12' 9" x 8' 3" (3.89m x 2.51m)

Access to the loft space, picture rail, radiator and window to the rear aspect.

Bedroom 3

8' 10" x 5' 11" (2.69m x 1.80m)

Window to the rear aspect and radiator.

Bathroom

Suite comprising of panelled bath with shower over, wash hand basin, low level W/C, panel surrounds and window to the rear aspect.

Exterior

To the front is a paved garden and on street permit parking in the allocated zone. To the rear is a garden that is mainly paved with a high standing area enclosed by wall and fencing with shrub beds and borders.



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Dereham Road, Norwich

- Spacious 3 bedroom - HALL ENTRANCE - End of terrace property - All bedrooms off landing
- Lovely family home - Close to a number of 'Outstanding' & 'Good' Ofsted rated schools
- Or as an Investment property (potential monthly income of £1,050)
- Walking distance to The Norwich University of The Arts & close to The University of East Anglia
- CHAIN FREE

Tenure: Freehold EPC Rating: D

£270 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139274 - 0013

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