









# welcome to

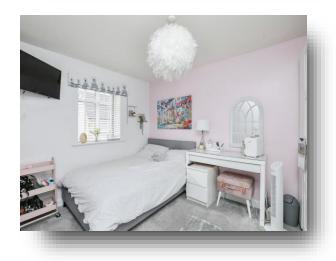
# **Elham Road, Rackheath Norwich**

THIS IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED TOWNHOUSE is situated in the popular NR13 postcode just to the north of Norwich city centre. \*\*Viewings are highly recommended to appreciate this exceptional property!!!\*\*

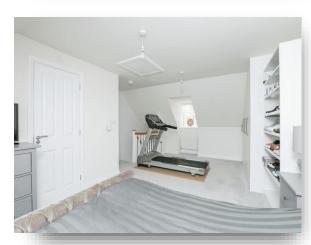












#### **Entrance Hall**

Double glazed door to front, laminated floor and radiator.

#### Cloakroom

Wash hand basin, W/C, laminated floor, radiator and extractor fan.

## Lounge

16' 4" x 11' 10" ( 4.98m x 3.61m )

Double glazed bay window to front, double glazed window to side, laminated floor, TV point, phone point and storage cupboard.

## Kitchen/ Diner

15' 6" x 10' 6" ( 4.72m x 3.20m )

Double glazed window to rear, double glazed French door to rear, laminated floor, stainless steel one sized bowl, gas oven, gas hob, extractor fan, wall based units, work surfaces, dishwasher, washing machine and radiator.

## **First Floor Landing**

Airing cupboard, inner hallway with radiator, carpeted floor, plumbing for tumble dryer and double glazed window to front.

### **Bedroom Two**

12' 2" x 8' 9" ( 3.71m x 2.67m )

Double glazed window to front, carpeted floor, TV point and radiator.

## **Bedroom Three**

13' 1" x 8' 9" ( 3.99m x 2.67m )

Double glazed window to rear, carpeted floor and radiator.

#### **Bathroom**

Radiator, vinyl flooring, wash hand basin, W/C, bath, double glazed window to rear and extractor fan.

### Second Floor Master Bedroom

21' 10" x 15' 4" ( 6.65m x 4.67m )

Two double glazed windows to rear, double glazed

window to front, carpeted floor, built in wardrobe, TV point, radiator, loft access and door to ensuite:-

#### **Ensuite**

Double glazed window to rear, vinyl flooring, wash hand basin, W/C, shower cubicles, extractor fan and radiator.

#### Exterior

To the front, there's a path to the front door with lawned area and off-road parking for approximately two vehicles.

To the rear, there's an enclosed west facing garden mainly laid to lawn with paving area and summerhouse.





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# **Elham Road, Rackheath Norwich**

- Cloakroom, bathroom & Ensuite
- Three Double Bedrooms
- Enclosed Garden
- Perfect Family Home
- Immaculately Presented Throughout

Tenure: Freehold EPC Rating: B

offers in excess of

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR139533



Property Ref: NOR139533 - 0006 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.

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