









welcome to

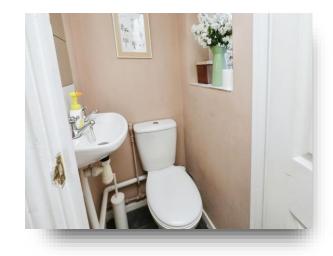
Carrow Road, Norwich

This well presented FOUR BEDROOM MID TERRACED HOUSE is situated in the popular NR1 postcode just to the south east of Norwich city centre.

Viewings are highly recommended to fully appreciate this fantastic terraced property!!













Lounge

17' 6" x 11' 10" (5.33m x 3.61m)

Door to the front aspect, double glazed bay window to front, laminated floor, TV point and radiator.

Dining Room

11' 3" x 8' 10" (3.43m x 2.69m)

Laminated floor, radiator and storage cupboard.

Kitchen

11' 9" x 8' 8" (3.58m x 2.64m)

Double glazed window to rear, boiler, gas oven, gas hob, extractor fan, stainless steel one and a half sized bowl, work surfaces, wall and base units, space for washing machine, integrated fridge, integrated freezer and space for fridge/ freezer.

Cloakroom

W/C, wash hand basin, window to the side aspect and tiled splashback.

Lean-To

10' 5" x 5' (3.17m x 1.52m)

Laminated floor and French doors to garden.

First Floor Landing Bedroom One

11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed window to front, radiator, TV point and original fire.

Bedroom Two

11' 9" x 8' 7" (3.58m x 2.62m)

Double glazed window to rear, carpeted floor and radiator.

Bedroom Three

8' 5" x 5' 11" (2.57m x 1.80m)

Double glazed window to side and radiator.

Family Bathroom

Window to side, vinyl flooring, bath with shower over, wash hand basin and W/C.

Second Floor

Bedroom Four

13' 1" x 7' (3.99m x 2.13m)

Double glazed Velux window to rear, radiator and storage.

Exterior

To the front, there's a path to the front door.

To the rear, there's an enclosed garden, fully brickweaved with a patio area to the side leading from the lean-to French doors and double gates for off-road parking to the rear.





welcome to

Carrow Road, Norwich

- Enclosed rear garden
- Walking distance to the city centre and train station
- Well presented throughout
- Off-road parking to the rear
- Perfect family home

Tenure: Freehold EPC Rating: D

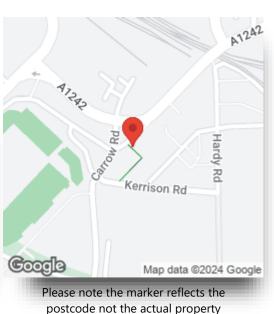
offers in excess of

£280,000









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Property Ref: NOR139908 - 0007 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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