



Leonards Street, Norwich, NR3 3BW

welcome to

Leonards Street, Norwich

THREE BEDROOM MID-TERRACE HOUSE and would be perfect as either a first time home or a by to let purchase. This terrace home would benefit from modernisation throughout is offered CHAIN FREE! ****Please contact the office to schedule a viewing!!****



Lounge

12' 1" x 11' 9" (3.68m x 3.58m)

Window to front, door to front, stairs to first floor, wooden flooring and feature fireplace.

Dining Room

12' 1" x 9' 10" (3.68m x 3.00m)

Window to rear, laminate flooring, radiator and opening to kitchen.

Kitchen

9' 2" x 5' 10" (2.79m x 1.78m)

Window to side, wall and base units, work surfaces over, stainless steel sink unit, electric hob, electric oven, tiled flooring and door to bathroom:-

Bathroom

Window to rear, bath, wash hand basin, W/C and tiled flooring.

First Floor Landing

Bedroom One

14' 9" x 11' 9" (4.50m x 3.58m)

Window to front, carpeted flooring and radiator.

Bedroom Two

14' 9" x 9' 10" (4.50m x 3.00m)

Window to rear, radiator, carpeted floor and door to bedroom three:-

Bedroom Three

8' 10" x 8' 10" (2.69m x 2.69m)

Window to side, radiator and carpeted floor.

Exterior

There is an enclosed private courtyard garden.



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Leonards Street, Norwich

- Sought after location
- Three bedroom mid-terrace
- Perfect first time home or investment
- Offered CHAIN FREE!
- Would benefit from modernisation throughout

Tenure: Freehold EPC Rating: D

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139916 - 0003

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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