









welcome to

Trafford Road, Norwich

William H Brown are delighted to offer this well-presented TWO BEDROOM HALL ENTRANCE TERRACE in Norwich, offering a downstairs bathroom, ENSUITE to master, bisected rear garden and on-road permit parking. Viewings are highly advised - call us today for more information!!!!













Entrance Hall

Door to the front, radiator, wooden flooring.

Lounge

14' 2" into bay x 10' (4.32 m into bay x 3.05 m) Double glazed window to the front, carpeted flooring.

Dining Room

13' 2" x 12' (4.01m x 3.66m)

Double glazed window to the rear, TV point, telephone point, carpeted flooring.

Kitchen

13' 4" x 7' 9" (4.06m x 2.36m) Double glazed window to the side, door to the garden, fitted with wall & base units, work surfaces,

space for a washing machine & fridge/ freezer, stainless steel 1 1/2 bowl, laminate flooring.

Downstairs Bathroom

Double glazed window the side, bath with mixer taps, WC, wash hand basin, radiator, tiled flooring.

Bedroom 1

13' 1" x 11' 5" (3.99m x 3.48m)

Double glazed window to the rear, storage cupboard, loft access, carpeted flooring. Door to ensuite.

Ensuite

Off of bedroom 1. Double glazed window to the rear, WC, wash hand basin, radiator, laminate flooring, airing cupboard housing boiler.

Bedroom 2

13' 1" \times 10' 10" ($3.99m \times 3.30m$) Double glazed window to the front, carpeted flooring.

Exterior

To the front there is a path to the front door with onroad permit parking. To the rear there is a bisected garden.





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Trafford Road, Norwich

- Bathroom and ensuite
- Two double bedrooms
- Walking distance to city centre & train station
- Well-presented throughout
- Highly sought-after location

Tenure: Freehold EPC Rating: D

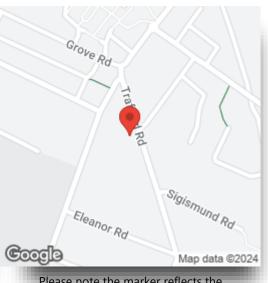
offers in excess of

£275,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR140144



Property Ref: NOR140144 - 0005 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 quidance 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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