



**Trafford Road, Norwich NR1 2QW**



**welcome to**

**Trafford Road, Norwich**

**\*\*William H Brown are delighted to offer this well-presented TWO BEDROOM HALL ENTRANCE TERRACE in a highly popular NR1 location 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' ( 4.32m into bay x 3.05m )  
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" x 10' 10" ( 3.99m x 3.30m )  
Double glazed window to the front, carpeted flooring.

### Exterior

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



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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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

Council Tax Band: B

offers in excess of

**£295,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140144 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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