









welcome to

Rosary Road, Norwich

BEAUTIFULLY BESPOKE! FABULOUS, MELLOW GREY BRICK GEORGIAN GRADE II LISTED TOWNHOUSE positioned in this sought after location which lies within easy walking distance of Norwich City centre and Train station. Externally there is a lovely secluded courtyard garden to the rear.













Entrance Hall

Door to front, wooden flooring and radiator.

Lounge/ Dining Room

12' 8" x 13' 2" (3.86m x 4.01m)

Window to front, feature fireplace, sliding shutters, opening to:-

Kitchen

19' 3" x 7' 11" (5.87m x 2.41m)

Window to rear, electric hob/ oven, cooker head over, one and a half bowl sink unit and wooden flooring.

First Floor Landing

Loft hatch, cupboard housing central heating boiler and carpeted flooring.

Bedroom One

11' 8" x 13' 3" (3.56m x 4.04m)

Window to front, carpeted floor, radiator and door to ensuite:-

Ensuite

Jack & Jill ensuite comprising of wash hand basin, slipper bath with shower over, W/C, heated towel rail and window to front.

Bedroom Two

8' 5" x 9' 4" (2.57m x 2.84m)

Window to rear, carpeted floor and radiator.

Bathroom

Shower cubicle with rainfall shower, wash hand basin, W/C, tiled flooring and window to rear.

Basement Lounge

12' 9" x 17' 7" (3.89m x 5.36m)

Door to front, fitted wardrobe, multi fuel burner, radiator and carpeted floor.

Bedroom

19' 8" x 7' 8" (5.99m x 2.34m)

Window to rear, carpeted floor and radiator.

Exterior

There is driveway parking via a dropped kerb and steps leading to the raised front garden.

To the rear, there is a low maintenance courtyard style garden with gated access to the rear and an outside utility/ W/C with a wash hand basin, plumbing for washing machine and extractor fan.





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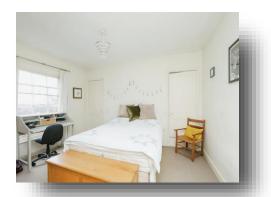
Rosary Road, Norwich

- Georgian grade II listed townhouse
- Sought after location close to the city centre and train station
- Secluded courtyard garden
- Bespoke kitchen/ dining room
- Character features

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£425,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR137282



Property Ref: NOR137282 - 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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