









welcome to

Trafford Road, Norwich

**NO ONWARD CHAIN!* A brilliantly presented & immaculate VICTORIAN HALL ENTRANCE TERRACE HOUSE located on the Trafford estate of one of Norwich's most sought after central locations. The property has been a long term successful buy to let and will also suite a family or downsize.













Entrance Hall

Entrance door and stairs to the first floor.

Lounge

14' 7" x 9' 8" (4.45m x 2.95m)

Exposed stripwood flooring, inset cast iron fireplace, smooth plastered ceiling and wooden sash window to the front aspect.

Formal Dining Room

13' 1" x 10' 6" (3.99m x 3.20m)

Cast iron fireplace, storage cupboard and uPVC window to the rear aspect.

Kitchen

9' 5" x 7' 11" (2.87m x 2.41m)

Fully fitted comprehensive range of eye & base level kitchen units with roll work top surfaces over, cooker, tiled splash backs, built in sink unit, plumbing for a washing machine, integrated fridge/freezer & dishwasher, gas fired boiler with door & window to the rear garden.

Bathroom

Wash hand basin, low level W/C, window to the side aspect, panelled bath with rainfall shower, tiled splashbacks and chrome ladder radiator.

Bedroom 1

13' 1" x 12' 1" (3.99m x 3.68m)

Two windows to the front aspect, radiator and storage cupboard.

Bedroom 2

10' 8" \times 8' 6" ($3.25m \times 2.59m$) uPVC window to the rear aspect and radiator.

Bedroom 3

9' 7" x 8' (2.92m x 2.44m)

uPVC window to the rear aspect and radiator.

Exterior

To the front is permit on street parking.

To the rear is an enclosed low maintenance garden

with gated access to the rear providing the option of having off road parking.





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- Stunning 3 bedroom hall entrance terrace house
- Superb condition and decorative order
- Ideal family home or investment purchase
- Sought after Trafford Estate
- Wealth of original features including strip wood floors and cast iron fireplaces

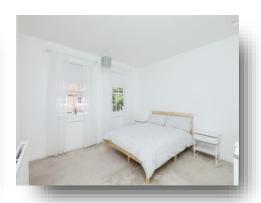
Tenure: Freehold EPC Rating: D

offers in excess of

£350,000









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Property Ref: NOR140895 - 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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