







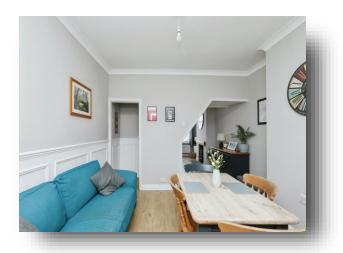


welcome to

Northcote Road, Norwich

A SUPER TERRACE! A DELIGHTFUL FULLY REFURBISHED AND RENOVATED, TWO DOUBLE BEDROOM TERRACE PROPERTY situated in Norwich's ever popular NR3 postcode. The property is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are highly recommended not to miss out on this fantastic terrace!! **













Entrance Door

Into lounge:-

Lounge

11' 3" x 11' 3" (3.43m x 3.43m)

UPVC window to front aspect, cast iron fireplace on tiled hearth, fitted laminate flooring and smooth plastered ceiling.

Dining Room

11' 4" x 11' 2" (3.45m x 3.40m)

Recess stairs to first floor, UPVC window to rear aspect, fitted laminate flooring and radiator.

Kitchen

9' 10" x 6' (3.00m x 1.83m)

Fully fitted comprehensive range of kitchen units with deep ceramic Butler sink, solid wood block work surfaces, built in gas hob, built in electric oven, built in dishwasher, built in fridge/ freezer, smooth ceilings, spotlights, tiled splashbacks and UPVC window to side aspect.

Utility/ Cloakroom

Built in cistern, wash hand basin/ vanity unit, W/C, wall mounted boiler for heating & hot water, plumbing for washing machine and window to side aspect.

First Floor Landing Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)

UPVC window to side aspect, radiator and door to ensuite:-

Ensuite

Paneled bath with mains fed shower over, fitted shower screen, wash hand basin, W/C, ladder radiator and wood panel surrounds.

Bedroom Two

11' 4" x 11' 3" (3.45m x 3.43m)

UPVC window to front aspect, built in storage cupboard and access to roof space.

Exterior

The property has on street permit parking.

There is a small enclosed front garden with path and gated access. To the rear, there is a non-bisected and fully enclosed rear garden measuring approximately 80 ft (STMS) the top half of the garden is laid for easy maintenance enclosed by fencing with steps down to further garden area. Both parts of the garden are non-bisected offering the property a good level of privacy.





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Northcote Road, Norwich

- A stunning, fully refurbished Victorian terrace
- Superb fitted kitchen with built in appliances
- 80 ft (STMS) non-bisected rear garden
- Cast iron woodburner
- Smart decorative order throughout

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000









view this property online williamhbrown.co.uk/Property/NOR140420



Property Ref: NOR140420 - 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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