

Chalk Hill Road, Norwich NR1 1SL



welcome to

Chalk Hill Road, Norwich

A HANDSOME BAY FRONTED, FOUR BEDROOM HALL ENTRANCE VICTORIAN TOWNHOUSE situated on this highly sought after residential street, which lies on the eastern fringe of Norwich city centre. This property is being sold with the added benefit of NO ONWARD CHAIN! *** Early viewings are a must!! ***













Entrance Hall

Stairs to first floor, original wall scrolls.

Lounge/ Dining Room

26' 10" x 13' 1" (8.18m x 3.99m) UPVC bay window to front aspect, original coving, ceiling rose, original cast iron fireplace, window to rear aspect.

Kithen/ Breakfast Room

14' 9" x 10' 3" (4.50m x 3.12m) Fully fitted comprehensive range of eye & base level kitchen units, rolled top work surfaces, inset stainless steel sink unit, stripwood floor, plumbing for dishwasher, space for cooker, window to side aspect.

Shower Room

Suite comprising of open wet room style shower with mains fed shower, wash hand basin, tiled surrounds.

Utility Room

Plumbing for washing machine, wiring for a tumbledryer, velux skylight window.

First Floor Landing

Access to the roof space - fully boarded and sturdy pull down metal stairs for access.

Bedroom One

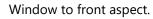
14' 8" x 11' 7" (4.47m x 3.53m) Inset cast iron fireplace, window to rear aspect, built in wardrobe.

Bedroom Two

11' 8" x 11' 4" ($3.56m\ x\ 3.45m$) Window to rear aspect, inset cast iron fireplace, built in wardrobe.

Bedroom Three 10' 1" x 9' 5" (3.07m x 2.87m) Inset cast iron fireplace, window to front aspect, built in wardrobe.

Bedroom Four 8' 5" x 5' 11" (2.57m x 1.80m)



Bathroom

Paneled bath, wash hand basin, wc, tiled splashbacks, window to side aspect, radiator.

Exterior

The property has on street permit parking to front, as well as a small, low maintenance rear garden enclosed by fencing and wall.





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- Superb, handsome, bay fronted Victorian townhouse
- Four bedroom and bathroom off landing
- Separate ground floor shower room
- Stunning open plan near 27 ft main reception room
- Host of original features to include cast iron fireplaces, wall scrolls, coving and ceiling rose

Tenure: Freehold EPC Rating: D

offers in excess of

£400,000





view this property online williamhbrown.co.uk/Property/NOR135941



Property Ref: NOR135941 - 0004 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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Please note the marker reflects the postcode not the actual property