



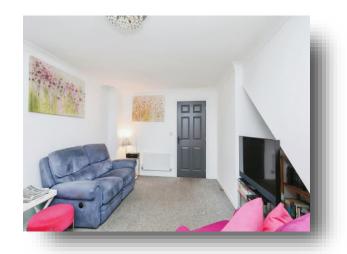




welcome to

Cutters Row, Norwich

NO ONWARD CHAIN! This immaculately presented FOUR BEDROOM MID-TERRACED TOWNHOUSE is situated in the popular NR3 postcode just north of Norwich city centre. *VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC PROPERTY!*













Entrance Hall

Double glazed door to the front aspect, carpeted flooring and radiator.

Cloakroom

Wash hand basin, W/C, radiator, vinyl flooring and extractor fan.

Back Porch

Double glazed door to the rear aspect, vinyl flooring and radiator.

Lounge/Diner

16' 10" x 10' 5" (5.13m x 3.17m)

Double glazed window to the front aspect, radiator, carpeted flooring, TV point and phone point.

Kitchen

9' 8" x 6' 1" (2.95m x 1.85m)

Double glazed window to the rear aspect, space for a washing machine, integrated fridge/freezer, 1 size bowl sink, vinyl flooring, electric oven, electric hob and extractor fan.

1st Floor Bedroom 2

13' 6" x 7' 7" (4.11m x 2.31m)

Two double glazed windows to the rear aspect, radiator and carpeted flooring.

Bedroom 3

9' 6" x 7' 2" (2.90m x 2.18m)

Double glazed window to the front aspect, carpeted flooring and radiator.

Bathroom

Shower cubicle, extractor fan, wash hand basin, W/C, vinyl flooring and airing cupboard.

2nd Floor Bedroom 1

13' 6" x 11' 4" (4.11m x 3.45m)

Two double glazed windows to the front aspect, radiator, carpeted flooring, TV point and storage cupboard housing boiler,

Ensuite

Shower cubicle, wash hand basin, W/C, vinyl flooring and extractor fan.

Bedroom 4

13' 7" x 7' 7" (4.14m x 2.31m)

Two double glazed windows to the rear aspect, radiator and carpeted flooring.

Exterior

To the front of the property is a path to the front door.

To the rear of the property is a well landscaped enclosed garden mainly laid to astro turf with a paving area, shed and a gate leading to allocated parking which is tandem - allocated to two vehicles.





welcome to

Cutters Row, Norwich

- Cloakroom, bathroom & ensuite
- *NO ONWARD CHAIN!*
- Perfect family home or investment purchase
- Immaculately presented throughout
- Allocated parking

Tenure: Freehold EPC Rating: Exempt

£270,000









view this property online williamhbrown.co.uk/Property/NOR141623



Property Ref: NOR141623 - 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 quidance 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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