



Rosary Road, Norwich, NR1 1SZ

welcome to

Rosary Road, Norwich

THIS WELL PRESENTED THREE BEDROOM MID-TERRACE HOME is situated within an incredibly sought after location, close to the city and other local amenities. Externally the property benefits from enclosed gardens to front and back * Viewings are highly recommended not to miss out on this great property! *



Lounge

12' 5" x 11' 5" (3.78m x 3.48m)

Window to front, feature fireplace, wall lights, radiator and wooden flooring.

Kitchen

7' 11" x 6' 3" (2.41m x 1.91m)

Wall base units, work surfaces, stainless steel sink with drainer, space for freestanding cooker, space for fridge/ freezer, vinyl flooring/ partially tiled, window to side and door to lean-to.

Bathroom

Tiled flooring, partially tiled walls, bath with shower over, wash hand basin, wc, radiator and window to side.

First Floor Landing**Bedroom One**

12' 5" x 11' 6" (3.78m x 3.51m)

Window to front, built in cupboard, carpeted floor and radiator.

Bedroom Two

12' 6" x 11' 6" (3.81m x 3.51m)

Window to rear, carpeted floor, radiator and door to bedroom three:-

Bedroom Three

7' 11" x 6' 2" (2.41m x 1.88m)

Window to side, carpeted floor and radiator.

Exterior

To the front, there is a step from the pavement to the front door offering an elevated position from the public with lawned section to one side with mature shrubs.

To the rear, there is a fully enclosed courtyard style garden with gate for rear access.



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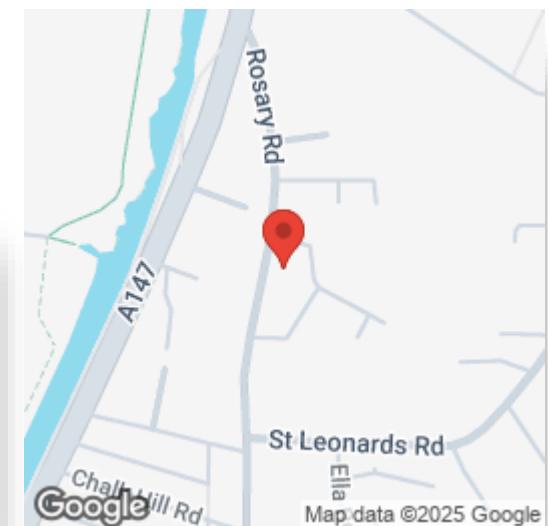
Rosary Road, Norwich

- THREE BEDROOM MID-TERRACE
- Ground floor bathroom
- Situated close to local amenities
- Bedroom three off bedroom two
- Elevated position

Tenure: Freehold EPC Rating: D

offers in excess of

£230,000



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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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