



Carshalton Road, Norwich, NR1 3BW

welcome to

Carshalton Road, Norwich

A HIGHLY SOUGHT AFTER SOUTH CITY TERRACE that has been fully renovated throughout to a high standard with open plan kitchen/ dining room with integrated appliances, three bedrooms off landing, gas fired central heating, downstairs bathroom and a private rear garden *Viewings are highly recommended!*



Lounge

11' 4" x 12' 1" max (3.45m x 3.68m max)

Window to front aspect, door to front, radiator, carpeted floor and cast iron fireplace.

Dining Room

12' max. x 12' 1" max. (3.66m max. x 3.68m max.)

Double glazed window to rear aspect, radiator, LVT flooring, stairs to first floor and opening through to kitchen:-

Kitchen

10' 2" x 6' 9" (3.10m x 2.06m)

Double glazed window to side, fully fitted kitchen with range of wall & base units, work surfaces over, tiled splashbacks over, inset electric hob with cooker hood over, integrated electric oven, built in fridge, built in freezer, built in dishwasher, built in washing machine, inset stainless steel one & a half bowl sink with mixer tap and LVT flooring.

Rear Lobby

Door to rear, wall mounted boiler and LVT flooring.

Bathroom

Window to side, wc, wash hand basin, paneled bath with mixer tap & shower attachment, glass shower screen, extractor fan, part tiled walls, radiator and LVT flooring.

First Floor Landing

Carpeted floor and radiator.

Bedroom One

12' 1" x 11' 4" (3.68m x 3.45m)

Window to front aspect, carpeted floor, radiator, built in cupboard and 8 ft ceilings.

Bedroom Two

12' 1" x 9' 4" (3.68m x 2.84m)

Window to rear aspect, radiator, carpeted floor, built in cupboard and 8 ft ceilings.

Bedroom Three

9' 1" x 6' 8" (2.77m x 2.03m)

Double glazed window to rear aspect, radiator and carpeted floor.

Exterior

To the front of the property is approached via a pathway leading to the front door and graveled area.

To the rear of the property, there is a hard landscaped property with rear access gate, decked area and shed.



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welcome to

Carshalton Road, Norwich

- Fully renovated property
- Three bedrooms off landing
- Integrated appliances
- Downstairs bathroom
- Private rear garden with rear access gate

Tenure: Freehold EPC Rating: D

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141635 - 0008

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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