



**Wilberforce Road, Norwich, NR5 8NF**

**welcome to**

**Wilberforce Road, Norwich**

THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE is situated in the popular NR5 postcode, to the west of Norwich city centre. The property would make a fantastic investment opportunity and is within easy walking distance of the UEA. \*\* Viewings are highly recommended not to miss out!! \*\*



### **Entrance Porch**

Door to front and tiled flooring.

### **Entrance Hall**

Carpeted floor and radiator.

### **Lounge**

19' 5" x 10' 6" ( 5.92m x 3.20m )

TV point, phone point, carpeted floor, radiator and French double glazed door to garden.

### **Reception Space**

8' 7" x 5' 4" ( 2.62m x 1.63m )

Double glazed window to front and carpeted floor.

### **Kitchen**

11' 10" x 9' 2" ( 3.61m x 2.79m )

Double glazed window to front, radiator, dishwasher space, wall base units, work surfaces and laminate flooring.

### **Utility**

11' 1" x 6' 8" ( 3.38m x 2.03m )

Two storage cupboard, one housing the boiler, two double glazed windows to rear, rear door, electric oven, electric hob, space for washing machine, space for fridge/ freezer and stainless steel one sized bowl.

### **First Floor Landing**

Carpeted floor with loft access leading to the loft room:-

### **Loft Room**

21' 8" x 12' 6" ( 6.60m x 3.81m )

Two double glazed Velux windows to rear, TV point, carpeted floor and radiator.

### **Bedroom One**

13' 8" x 10' 11" ( 4.17m x 3.33m )

Double glazed window to front, carpeted floor and radiator.

### **Bedroom Two**

12' 3" x 10' 10" ( 3.73m x 3.30m )

Double glazed window to front, carpeted floor and

radiator.

### **Bedroom Three**

11' 11" x 8' 3" ( 3.63m x 2.51m )

Double glazed window to rear, radiator and laminate floor.

### **Bathroom**

Double glazed window to rear, wash hand basin, wc and bath with shower over.

### **Exterior**

To the front, there is a path to the front door with shrubs and on road parking.

To the rear, there is a fully enclosed rear garden mainly laid to lawn and shed.



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welcome to

## Wilberforce Road, Norwich

- Walking distance to the UEA
- Perfect investment opportunity
- Loft room
- Enclosed rear garden
- Well presented throughout

Tenure: Freehold EPC Rating: E

offers in excess of

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR141788 - 0002

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