









welcome to

Cyprus Street, Norwich

AN IMMACULATE & PRETTY TWO BEDROOM VICTORIAN TERRACE PROPERTY situated on this highly sought after residential street. It is within easy access to the train station, Riverside, Trowse & city centre and is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are highly recommended!!! **













Entrance Door Lounge

11' 10" x 11' 5" (3.61m x 3.48m)

Window to front aspect, feature brick fireplace with brick plinth, coving and picture rail.

Inner Hall

Stairs to first floor.

Dining Room

11' 9" x 11' 4" (3.58m x 3.45m)

Window to rear aspect, feature fireplace, strip wood floor and built in storage cupboard.

Kitchen

8' x 6' 2" (2.44m x 1.88m)

Wall & base units, work surfaces, built in electric hob, built in stainless steel oven, inset stainless steel sink unit, fitted extractor, plumbing for washing machine, gas fired boiler for heating & hot water, window and door to garden.

First Floor Landing Bedroom One

11' 10" x 11' 8" (3.61m x 3.56m)

Window to front aspect, radiator and picture rail.

Bedroom Two

11' 10" x 11' 8" (3.61m x 3.56m)

Built in storage cupboard, radiator and window to rear aspect.

Ensuite

Paneled bath with electric shower over, fitted shower screen, wash hand basin, wc, chrome ladder radiator, smooth ceiling and inset spotlighting.

Exterior

The property has on street permit parking and an enclosed front garden, enclosed by wall, gated access and brick path.

To the rear, there is an enclosed garden enclosed by walling & fence and large paved patio area.





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- Pretty two bedroom Victorian terrace property
- Sought after residential road
- Private enclosed rear garden
- Twin reception rooms
- NO ONWARD CHAIN

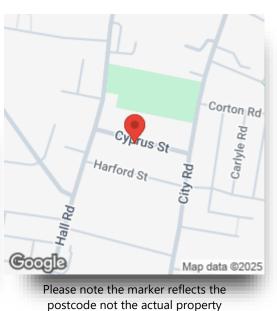
Tenure: Freehold EPC Rating: E

£230,000









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Property Ref: NOR142001 - 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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