





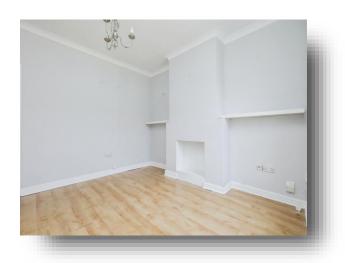




# welcome to

# **Quebec Road, Norwich**

THIS THREE BEDROOM END OF TERRACE HOME is situated in the popular NR1 postcode and it boasts ample off road parking, shower room & bathroom, three good sized bedrooms, enclosed rear garden and is being sold with the added benefit of NO ONWARD CHAIN! \*\*\* Viewings are highly recommended!! \*\*\*













### **Entrance Porch**

Door to front, windows to side & rear and laminate floor.

## Lounge

11' 4" x 12' 3" ( 3.45m x 3.73m )

Window to front, laminate floor and radiator.

# **Dining Room**

14' 5" x 12' 3" ( 4.39m x 3.73m )

Window to rear, laminae floor and radiator.

#### Kitchen

7' 9" x 7' 9" ( 2.36m x 2.36m )

Wall & base units, work surfaces, tiled flooring, window to side and door to side.

#### **Shower Room**

Shower cubicle, wash hand basin, wc, tiled flooring and window to rear.

# First Floor Landing Bedroom One

12' 4" x 11' 7" ( 3.76m x 3.53m )

Window to front, fitted wardrobes, laminate floor and radiator.

## **Bedroom Two**

11' 4" x 9' 2" ( 3.45m x 2.79m )

Window to rear, understairs storage cupboard, laminate flooring, radiator and door to inner landing:-

## **Inner Landing**

Door to bathroom and access to the second floor stairs.

### **Bathroom**

Bath, wash hand basin, wc, heated towel rail, extractor fan, part tiled and window to rear.

## Second Floor Bedroom Three

11' 7" x 11' 1" max ( 3.53m x 3.38m max ) Velux window to front, access to eaves, carpeted floor and radiator.

### **Exterior**

To the rear, there is a low maintenance fully enclosed garden with brick shed.





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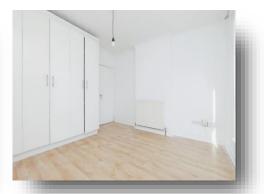
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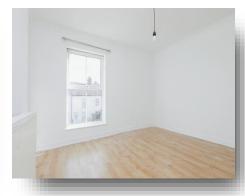
- NO ONWARD CHAIN
- Three bedrooms
- Enclosed rear garden with brick outbuilding
- Ample off-road parking
- Great location

Tenure: Freehold EPC Rating: E

£260,000









postcode not the actual property

# view this property online williamhbrown.co.uk/Property/NOR142316



Property Ref: NOR142316 - 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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