



St. Leonards Road, Norwich, NR1 4BT

welcome to

St. Leonards Road, Norwich

****CLOSE TO CITY CENTRE**** End of terrace home, offering two reception rooms, kitchen and cloakroom to the ground floor with two bedrooms and bathroom to the first floor. CALL NOW TO AVOID MISSING OUT!!



Entrance Hall

Karndean flooring and double glazed window to front aspect.

Cloakroom

Double glazed window to side aspect, wash hand basin, toilet and karndean flooring.

Lounge

11' 4" x 11' 2" (3.45m x 3.40m)

Double glazed window to front aspect, karndean flooring and radiator.

Dining Room

10' 3" x 10' 7" (3.12m x 3.23m)

Double glazed window to side aspect, karndean flooring, radiator and arch to:

Kitchen

7' 3" x 9' 7" (2.21m x 2.92m)

Double glazed window to side aspect, gas hob, electric over, stainless steel sink with mixer tap, washing machine, karndean flooring and radiator.

First Floor

Bedroom One

11' 7" x 11' 1" (3.53m x 3.38m)

Double glazed window to front aspect, carpeted flooring and radiator.

Bedroom Two

10' 8" x 10' 7" (3.25m x 3.23m)

Double glazed window to rear aspect, carpeted flooring, radiator and door to:

Bathroom

Double glazed window to side aspect, bath tub with shower over, wash hand basin, toilet, heather towel rail and karndean flooring.

Exterior

There is a rear courtyard decked garden with side patio garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

St. Leonards Road, Norwich

- Enclosed rear (decked) and large side garden
- En-suite bathroom and downstairs cloakroom
- Approximately 5 mins walk to train station
- Close to city centre and train station
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Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR142560 - 0003

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