





welcome to

Carshalton Road, NORWICH

This recently renovated 3 BED TERRACED PROPERTY in the HIGHLY SOUGHT AFTER lakenham area. Perfect for commuting and just a stones throw from the city centre this property is perfectly positioned for both FIRST TIME BUYERS and HOME MOVERS alike.













Lounge

11' 1" x 11' 4" (3.38m x 3.45m) Wood burner, wooden flooring.

Dining Room

11' 4" x 10' 5" (3.45m x 3.17m)

Matching dining room, understairs storage, double glazed window to rear aspect, wooden flooring.

Kitchen

8' 2" x 5' 9" (2.49m x 1.75m)

Double glazed window to side aspect, fitted wall and base units with work surface.

Landing

Carpeted flooring, box room

Bathroom

Tiled flooring, toilet, double glazed window to rear, shower.

Bedroom One

Double glazed window to front aspect, above stairs cupboard, loft, insulation in loft, wooden flooring

Bedroom Two

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

Bedroom Three

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





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Carshalton Road, NORWICH

- RECENTLY RENOVATED
- Private enclosed rear garden
- Perfect first time buy
- Walking distance to city centre
- Popular NR1 location

Tenure: Freehold EPC Rating: E

Council Tax Band: B

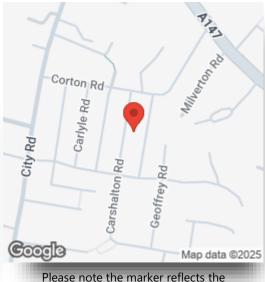
offers in excess of

£250,000









Please note the marker reflects the postcode not the actual property

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Property Ref: NOR143104 - 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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