



**Cunningham Road, Norwich, NR5 8HH**

**welcome to**

## **Cunningham Road, Norwich**

THIS THREE-BEDROOM TERRACED HOUSE is ideally situated near the University of East Anglia and the Norfolk and Norwich University Hospital. PERFECT FOR INVESTORS AND FIRST TIME BUYERS.

Offered with ADDED BENEFIT OF NO ONWARD CHAIN!!



## Entrance Hall

Laminate flooring, radiator.

## Lounge

20' 1" x 9' 5" excluding recess ( 6.12m x 2.87m excluding recess )

Dual aspect windows to front and rear, radiator, laminate flooring.

## Kitchen

15' 2" x 8' 10" ( 4.62m x 2.69m )

Double glazed windows to front and rear aspects, wall and base units with work surface, double oven, gas cooker, tiled backsplash, stainless steel sink, radiator.

## Utility Room

9' 2" x 5' 8" maximum ( 2.79m x 1.73m maximum )

Double glazed window to rear aspect, boiler, space for washing machine, vinyl flooring.

## Dining Room/Conservatory

10' 6" x 6' 10" ( 3.20m x 2.08m )

Door to rear, sink, storage. Door to separate toilet.

## Landing

Double glazed window to rear aspect, carpeted flooring.

## Bedroom One

12' 3" x 12' 6" ( 3.73m x 3.81m )

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

## Bedroom Two

11' 5" x 10' 9" ( 3.48m x 3.28m )

Double glazed window to front aspect, over stairs storage, radiator, carpeted flooring.

## Bedroom Three

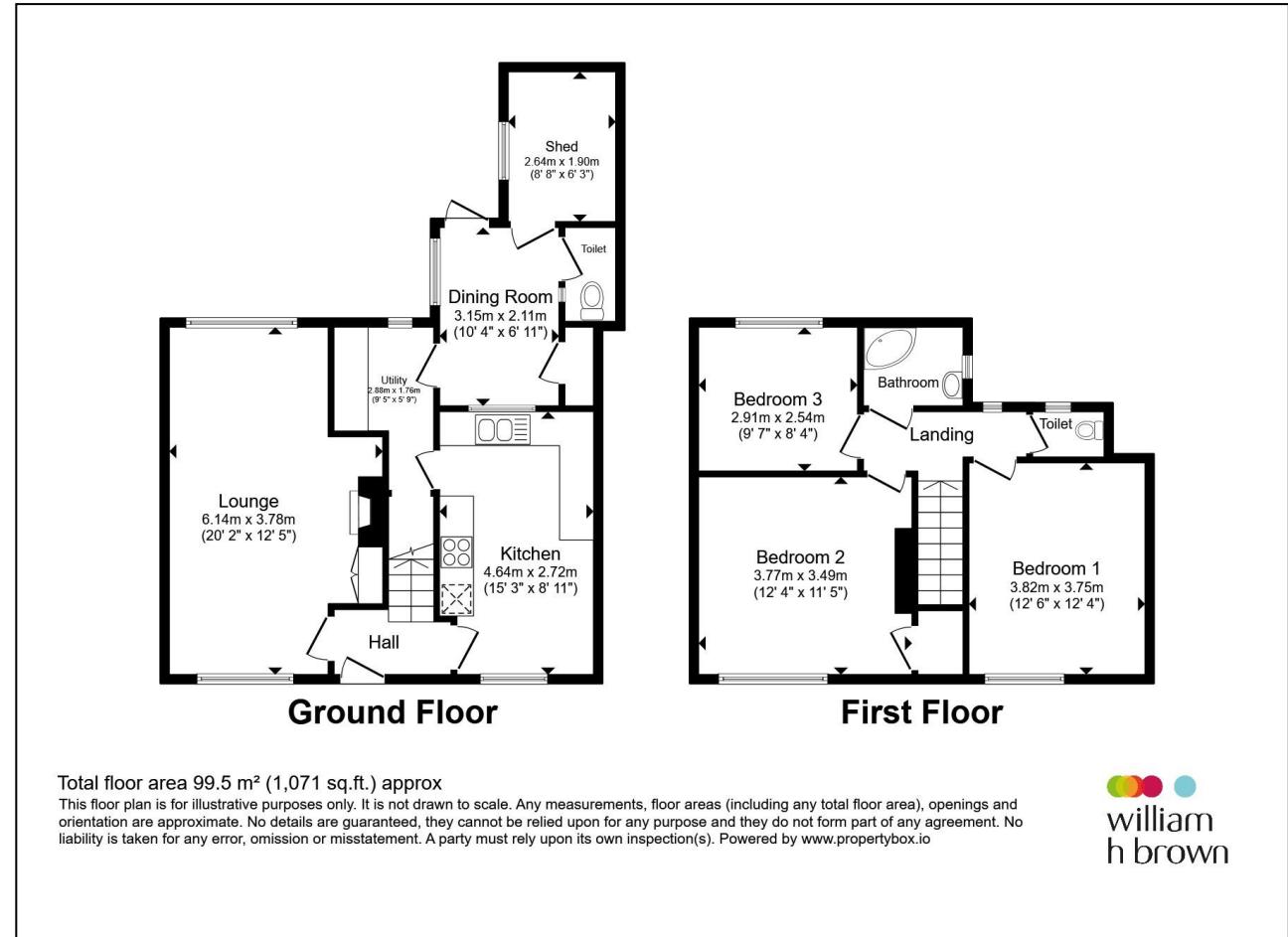
8' 6" x 9' 4" ( 2.59m x 2.84m )

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

## Bathroom

Separate toilet, part tiled with double glazed window to rear aspect.

Double glazed window to side aspect, vinyl flooring, radiator, bath, wash hand basin.



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welcome to

## Cunningham Road, Norwich

- NO ONWARD CHAIN!!
- THREE-BEDROOM TERRACED HOUSE
- FULLY ENCLOSED REAR GARDEN
- PERFECT FOR INVESTORS AND FIRST TIME BUYERS
- IDEALLY SITUATED

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£290,000**



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Property Ref:  
NOR143495 - 0004



Please note the marker reflects the postcode not the actual property



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