



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

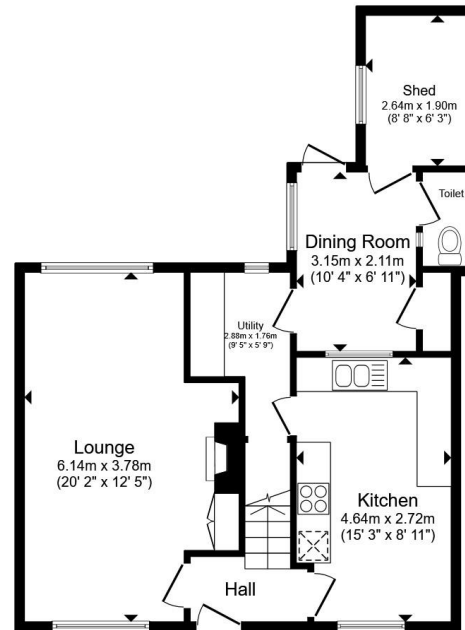
8' 6" x 9' 4" (2.59m x 2.84m)

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

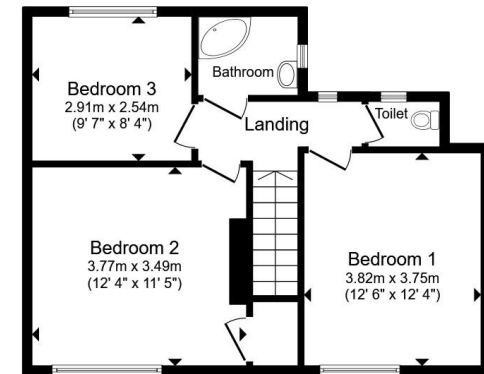
Bathroom

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

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



Ground Floor



First Floor

Total floor area 99.5 m² (1,071 sq.ft.) approx

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.propertybox.io


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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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143495 - 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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