



**Hansard Close, Norwich, NR3 2LY**

**welcome to**

**Hansard Close, Norwich**

\*\*\*A highly spacious and very deceptive 1930's two bedroom end-terrace house situated in a quiet tucked away location which lies just off Drayton Road on the northern fringe of Norwich city centre!!!!\*\*\*



### **Entrance Hall**

Door to front, stairs to first floor.

### **Lounge/dining Room**

16' 9" x 13' 1" max ( 5.11m x 3.99m max )  
uPVC patio doors to rear garden.

### **Kitchen/breakfast Room**

15' x 9' 4" ( 4.57m x 2.84m )  
Fitted range of eye and base level kitchen units,  
space for electric cooker, plumbing for washing  
machine, inset stainless steel sink unit, roll-top work  
surfaces and tiled splashbacks. Space for  
fridge/freezer, door to rear and uPVC window to  
front.

### **First Floor**

#### **Bedroom One**

10' x 8' 7" ( 3.05m x 2.62m )  
uPVC window to rear aspect and radiator.

#### **Bedroom Two**

8' 4" x 7' 4" ( 2.54m x 2.24m )  
uPVC window to rear, mirrored wardrobe and  
radiator.

### **Bathroom**

Suite comprising of panel bath with attached shower,  
wash hand basin, low level WC and radiator. uPVC  
window to front aspect.

### **Exterior**

The property has on-street parking to front with  
potential for parking to the front subject to dropped  
curb and planning permission. To the rear there is a  
private enclosed garden.



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welcome to

## Hansard Close, Norwich

- Impressive two bedroom end-terrace
- Tucked away location just off Drayton Road
- Lovely open plan lounge/dining room
- Large kitchen/breakfast room
- Some cosmetic improvements required

Tenure: Freehold EPC Rating: D

offers in excess of

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR122120 - 0011

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