

Brunswick Road, Norwich NR2 2HA



welcome to

Brunswick Road, Norwich

Rare opportunity to own this 4 BEDROOM END TERRACED HOME in the Golden Triangle within short walking distance of city center and parks. South facing garden, mature FRUIT trees, GARAGE plus workshop space, on street permit parking, CONSERVATORY, kitchen diner and lots of STORAGE. NO ONWARD CHAIN!













Entrance Hall

Door to front aspect, under stairs cupboard, cornice, radiator, doors to lounge, dining room and kitchen / breakfast room, stairs to first floor landing.

Lounge

12' 6" max x 12' 4" (3.81m max x 3.76m) Double glazed window to front aspect, wood floor, cast iron fireplace, tiled hearth, ceiling rose, cornice, alcove storage, radiator, arch to dining room;

Dining Room

12' 8" max x 12' 9" max (3.86m max x 3.89m max) Double glazed window to side aspect, wood floor, ceiling rose, radiator, sliding patio doors to lean to conservatory.

Lean To Conservatory

UPVC construction with double glazed window to side aspect, tiled floor, double glazed french doors to rear aspect leading to garden.

Kitchen / Breakfast Room

15' plus recess x 9' 5" (4.57m plus recess x 2.87m) Double glazed window to side aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset ceramic sink, freestanding cooker, stainless steel cooker hood over, plumbing and space for washing machine, dishwasher and tumble dryer, space for fridge freezer, tiled floor, radiator, door to wc, door to rear leading to garden.

Wc

Double glazed window to rear aspect, suite comprising low level wc, wash hand basin, part tiled walls, tiled floor, radiator.

Landing

Stairs from entrance hall to first floor landing, doors to bedrooms one, two and three and bathroom.

Bedroom One

12' 7" x 12' 3" (3.84m x 3.73m) Double glazed windows to front and side aspect, fitted cupboard, cupboard housing gas fired central heating boiler, pedestal sink, radiator.

Bedroom Two

13' 1" max x 12' 9" max (3.99m max x 3.89m max) Double glazed window to side aspect, fitted cupboards, wash hand basin, radiator.

Bedroom Three

9' 9" x 9' 4" (2.97m x 2.84m) Double glazed window to side aspect, radiator, door to bedroom four;

Bedroom Four

8' 1" x 9' 5" (2.46m x 2.87m) Double glazed window to side aspect, wash hand basin, wall lighting, radiator.

Bedroom 4 Kitchen Bedroom 3 Conservatory anding Bedroom 2 **Dining Room** Garage Lounae Bedroom 1 **Ground Floor First Floor** Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





Family Bathroom

Double glazed window to front aspect, suite comprising bath with mixer tap and shower attachment over, electric shower, pedestal sink, low level wc, part tiled walls, tiled floor, radiator.

Outside

Externally the property is approached via a gated pathway with enclosed south facing garden to the rear which benefits from garage parking.

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- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- THREE / FOUR BEDROOMS
- ORIGINAL FEATURES
- GOLDEN TRIANGLE LOCATION

Tenure: Freehold EPC Rating: E

guide price **£300,000**

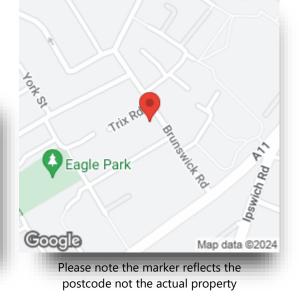
directions to this property:

Proceed out of Norwich via St Stephens Road bearing onto Newmarket Road taking a right hand turn into Brunswick Road where the property will be locate on your left hand side.









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Property Ref: UNR105940 - 0008 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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