



**Pembroke Road, Norwich NR2 3HD**

**welcome to**

**Pembroke Road, Norwich**

\*\*\*GUIDE PRICE £230,000-£240,000\*\*\* William H Brown are pleased to offer to the market this over the passage terraced home with TWO BEDROOMS AND BATHROOM OFF LANDING. Offered with NO ONWARD CHAIN internal viewing is highly recommended.



### Lounge

11' 6" x 11' 6" max into alcove ( 3.51m x 3.51m max into alcove )  
UPVC double glazed window to front aspect, brand new multi lock UPVD door to front aspect, fitted carpets, radiator, door to dining room;

### Inner Lobby

Door from lounge, fitted carpets, stairs to first floor landing, door to dining room;

### Dining Room

11' x 11' 6" max into alcove ( 3.35m x 3.51m max into alcove )  
UPVC double glazed window to rear aspect, LVT flooring, under stairs cupboard with space for freezer, meters and fuse board, radiator, open to kitchen;

### Kitchen

7' 9" x 5' 2" ( 2.36m x 1.57m )  
UPVC double glazed window to side aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset sink and drainer, electric oven, ceramic hob, plumbing and space for washing machine, under counter space for fridge, LVT flooring, double glazed door to side aspect leading to garden.

### Landing

Stairs from inner lobby to first floor landing, storage area, doors to both bedrooms and bathroom.

### Bedroom One

11' 9" x 13' 1" plus wardrobes ( 3.58m x 3.99m plus wardrobes )  
UPVC double glazed window to front aspect, fitted alcove storage, radiator.

### Bedroom Two

8' 11" x 11' 2" max into alcove ( 2.72m x 3.40m max into alcove )  
UPVC double glazed window to rear aspect, radiator.

### Bathroom

UPVC double glazed window to rear aspect, fitted suite comprising bath with electric shower and glass screen, pedestal sink, low level wc, cupboard housing gas fired central heating boiler.

### Outside

Externally the property benefits from a west facing garden with access to the passageway and garden storage.



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.



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welcome to

## Pembroke Road, Norwich

- GUIDE PRICE £230,000-£240,000
- OVER THE PASSAGE TERRACED HOME
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS AND BATHROOM OFF LANDING
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING

Tenure: Freehold EPC Rating: D

guide price

**£230,000**



### directions to this property:

Proceed out of Norwich via the Earlham Road taking a left hand turn into Park Lane, turn right into Denbigh road and then left into Pembroke Road where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106119 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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