





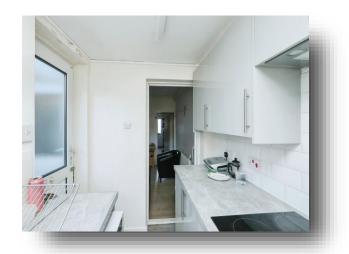




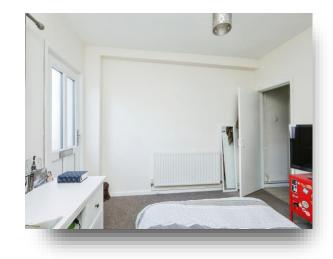
welcome to

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" \times 11' 6" max into alcove (3.51m \times 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' \times 11' 6" max into alcove ($3.35m \times 3.51m$ 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.





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:

right hand side.

Proceed out of Norwich via the Earlham Road taking a left hand

into Pembroke Road where the property will be located on your

turn into Park Lane, turn right into Denbigh road and then left



Swedenborgian Chapel Partition of the state of the state

view this property online williamhbrown.co.uk/Property/UNR106119



Property Ref: UNR106119 - 0007 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.







william h brown

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postcode not the actual property



williamhbrown.co.uk

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.