



Cunningham Road, Norwich NR5 8HH

welcome to

Cunningham Road, Norwich

FOUR BEDROOM HOME WITHIN CLOSE PROXIMITY OF UEA William H Brown are pleased to present to the market this well presented family home ideally suited to a family of buy to let investor. Early viewing is recommended.



Entrance Hall

Composite door to front aspect, laminate flooring, radiator, doors to lounge and kitchen, stairs to first floor landing.

Lounge

11' 8" x 10' 9" max (3.56m x 3.28m max)
Double glazed window to front aspect, laminate flooring, radiator, door to bedroom;

Bedroom

8' x 9' 4" plus recess (2.44m x 2.84m plus recess)
Double glazed window to rear aspect, radiator.

Kitchen

15' x 8' 8" (4.57m x 2.64m)
Double glazed windows to front and rear aspects, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, freestanding cooker, plumbing and space for dishwasher, tiled floor, door to rear lobby / utility;

Rear Lobby / Utility

Double glazed window to rear aspect, under stairs cupboard, plumbing and space for washing machine, roll top work surfaces over, fully tiled walls, tiled floor, gas fired central heating boiler, radiator, door leading to garden.

Landing

Stairs from entrance hall to first floor landing, doors to all first floor bedrooms, bathroom and wc;

Bedroom

11' 5" x 14' narrowing to 10' 8" (3.48m x 4.27m narrowing to 3.25m)
Double glazed window to front aspect, radiator.

Bedroom

12' 2" x 10' 8" narrowing to 8' 8" (3.71m x 3.25m narrowing to 2.64m)
Double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom

8' 4" x 9' 4" (2.54m x 2.84m)
Double glazed window to rear aspect, radiator.

Bathroom

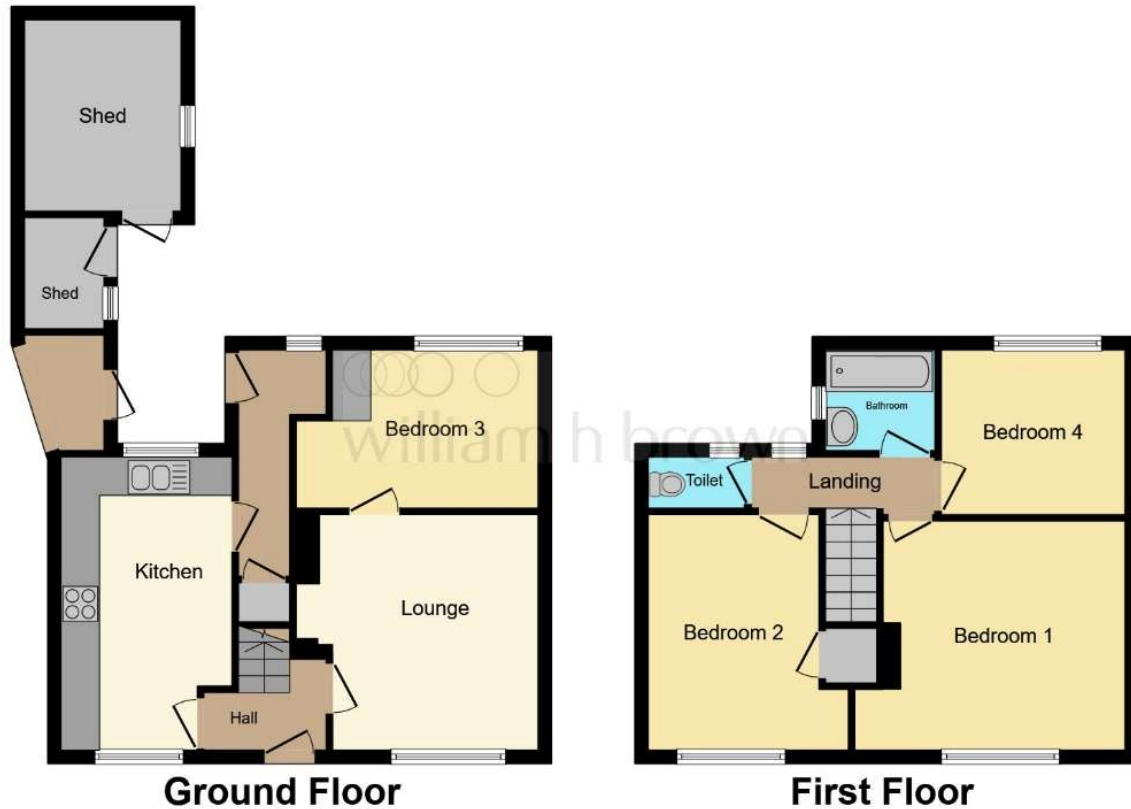
Double glazed window to side aspect, suite comprising bath with mixer tap and mains shower over, wash hand basin, fully tiled walls, extractor fan, chrome heated towel rail.

Wc

Double glazed window to rear aspect, suite comprising low level wc, fully tiled walls, chrome heated towel rail.

Outside

Externally the property is approached via a pathway with potential for parking subject to a dropped curb and planning permission being granted from Norwich city council. To the rear there is an enclosed low maintenance garden laid to lawn and patio with brick built shed and outside wc.



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.



view this property online williamhbrown.co.uk/Property/UNR104539



welcome to

Cunningham Road, Norwich

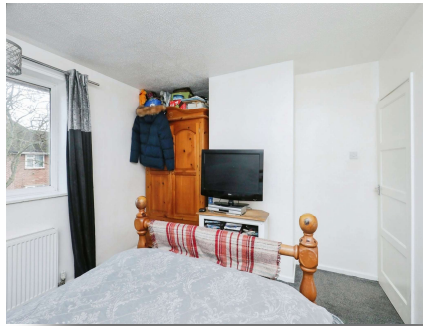
- GUIDE PRICE £290,000 - £300,000
- FOUR BEDROOMS
- POTENTIAL TO EXTEND
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING

Tenure: Freehold EPC Rating: C

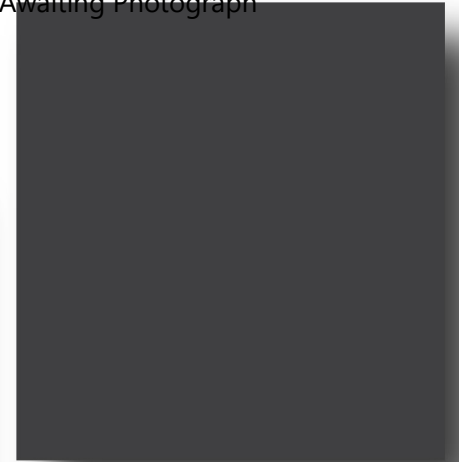
£290,000

directions to this property:

Head out of Norwich along the Earlham Road taking your third exit at the Fiveways roundabout onto Earlham Green Lane. Take a left hand turn into Cunningham Road where the property will be located on your left hand side.



Awaiting Photograph



view this property online williamhbrown.co.uk/Property/UNR104539

Please note the marker reflects the postcode not the actual property



Property Ref:
UNR104539 - 0003

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 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.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk