



Unthank Road, Norwich NR2 2PQ

welcome to

Unthank Road, Norwich

PERIOD HOME OFFERING SINGLE STOREY LIVING IN THE VIBRANT UNTHANK ROAD AREA William H Brown are pleased to offer this individual home offering flexible accommodation benefiting from PRIVATE GARDENS AND HOME OFFICE / STUDIO.



Entrance Hall

Door to side aspect, wood floor, picture rail, corbels, column radiator, storage cupboard, door to office / bedroom three, lounge, kitchen and bedroom two / dressing room, stairs to lower ground cellar.

Office / Bedroom Three

8' 9" x 6' 8" (2.67m x 2.03m)

Double glazed sash window to front aspect, cast iron fireplace, tiled hearth, wood floor, picture rail, column radiator.

Lounge

18' plus bay x 13' 9" max (5.49m plus bay x 4.19m max)

Double glazed sash bay window to front aspect, cast iron fireplace, tiled hearth, ornate molded plaster ceiling, wood floor, picture rail, column radiator.

Kitchen / Dining Room

18' x 13' 8" (5.49m x 4.17m)

Single glazed door and casement window to rear aspect, fitted kitchen with a range of base units, work surfaces over, inset ceramic sink with mixer tap, hanging wall shelving, range cooker, space for fridge / freezer, cast iron and tiled fireplace with tiled hearth and wooden surround, wood floor, picture rail, ornate molded plaster ceiling, column radiator.

Bedroom Two / Dressing Room

11' 9" x 8' 5" (3.58m x 2.57m)

Single glazed sash window to side aspect, built in storage cupboards, column radiator, door to inner hallway;

Inner Hallway

Single glazed door to side aspect, wood paneling, column radiator, door to bathroom, door to bedroom one.

Bedroom

9' 8" x 11' 8" (2.95m x 3.56m)

Single glazed windows to rear aspect, wood floor, column radiator.

Bathroom

Single glazed sash window to side aspect, suite comprising freestanding bath, mixer tap, hand held shower attachment over, walk in shower with mains fed shower, vanity sink unit, low level wc, fully tiled walls and floor, chrome heated towel rail, recessed down lighting, column radiator.

Outside

The property is approached via a gated shared pathway belonging to 199a Unthank Road which leads to the front door. To the rear of the property is a private landscaped garden with Indian sandstone slabs, shingled beds and planting with steps leading to rear access as well as a home studio;

Home Studio / Office

7' 4" x 14' 4" (2.24m x 4.37m)

Fully insulated room with lighting and the potential to connect to mains power, sliding patio doors looking back over the gardens towards the property.



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

Unthank Road, Norwich

- PERIOD HOUSE CONVERSION
- TWO / THREE BEDROOMS
- BEAUTIFUL CHARACTER FEATURES
- FLEXIBLE ACCOMMODATION
- SINGLE STOREY LIVING

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



directions to this property:

Proceed out of Norwich via Unthank Road where the property will be located on your right hand side between College Road and Glebe Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR105847 - 0005

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.



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