



Rupert Street, Norwich NR2 2AT

welcome to

Rupert Street, Norwich

****NO ONWARD CHAIN**** William H Brown are pleased to present to market this period terraced home which overlooks Jenny Lind Park, which would make an ideal first time buy or investment purchase offered with no onward chain!



Lounge

12' 6" max x 11' 5" (3.81m max x 3.48m)
Double glazed window to front aspect, door to front aspect, picture rail, radiator, door to inner lobby.

Inner Lobby

Door from lounge, door to dining room, staircase to first floor landing.

Dining Room

12' 7" max x 10' (3.84m max x 3.05m)
Single glazed French doors to rear garden, under stair cupboard housing fuseboard and electric meter, picture rail, radiator, door to kitchen.

Kitchen

7' 9" x 6' (2.36m x 1.83m)
Single glazed casement window to side aspect, fitted kitchen with base, wall and drawer units, work surfaces, inset stainless steel sink unit and drainer with mixer tap, tiled splashbacks, electric oven, electric hob with cooker hood over, under counter space and plumbing for washing machine, gas fired central heating boiler, tiled floor, opening onto rear lobby.

Rear Lobby

Single glazed door to rear aspect, tiled floor, door to bathroom.

Bathroom

Single glazed window to side aspect, suite comprising of bath with mixer tap and shower attachment, low level WC, pedestal wash basin, tiled splashbacks, tiled floor, extractor fan, radiator.

First Floor Landing

Stairs from inner lobby, access to loft space, doors to bedrooms one and two.

Bedroom One

12' 7" max x 11' 5" (3.84m max x 3.48m)
Double glazed casement window to front aspect, feature fire place, over stair cupboard, radiator.

Bedroom Two

12' 7" max x 10' (3.84m max x 3.05m)
Single glazed casement window to rear aspect, radiator, door to bedroom three.

Bedroom Three

6' 1" x 8' (1.85m x 2.44m)
Singled glazed window to rear aspect, radiator.

Outside

The property is approached by a gated pathway leading to the front door. To the rear of the property there is a west facing rear garden with access to the passageway.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Rupert Street, Norwich

- **GUIDE PRICE £220,000 - £230,000**
- MID-TERRACED HOME
- TWO/THREE BEDROOMS
- TWO RECEPTION ROOMS
- WEST FACING REAR GARDEN

Tenure: Freehold EPC Rating: D

guide price

£220,000

directions to this property:

Proceed out of Norwich via Unthank Road, taking a left hand turn onto Essex Street, where the property will be located on a pedestrianised road between Essex Street and Trinity Street.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106206 - 0005

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