



Brunswick Road, Norwich NR2 2TF

welcome to

Brunswick Road, Norwich

GUIDE PRICE £350,000-£375,000 - LAUNCH DAY SAT 18TH VIEWING BY APPOINTMENT ONLY William H brown are pleased to present to the market this versatile townhouse benefiting from garage parking and located within walking distance of the city centre offered with NO ONWARD CHAIN!



Entrance Hall

Door to front aspect, radiator, doors to wc, kitchen and lounge, stairs to first floor landing.

Wc

Suite comprising low level wc, pedestal sink, radiator.

Kitchen

10' 5" x 8' max (3.17m x 2.44m max)

Double glazed window to front aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, electric oven, electric hob, plumbing and space for washing machine, integrated fridge / freezer, gas fired central heating boiler.

Lounge

Double glazed french doors to rear aspect leading to garden, radiator, under stairs cupboard.

Landing

Stairs form entrance hall to first floor landing, doors leading to bedrooms two and three and bathroom, stairs to second floor landing.

Bedroom Two

11' 11" max x 12' (3.63m max x 3.66m)

Double glazed window to rear aspect, built in wardrobe, radiator.

Bedroom Three

10' 7" narrowing to 6' 5" x 12' (3.23m narrowing to 1.96m x 3.66m)

Double glazed window to front aspect, radiator.

Bathroom

Suite comprising bath with mixer tap, low level wc, pedestal sink, extractor fan, heated towel rail.

Second Floor Landing

Stairs leading from first floor landing to second floor landing, airing cupboard, door to bedroom one;

Bedroom One

13' 7" narrowing to 11' 1" x 12' max (4.14m narrowing to 3.38m x 3.66m)

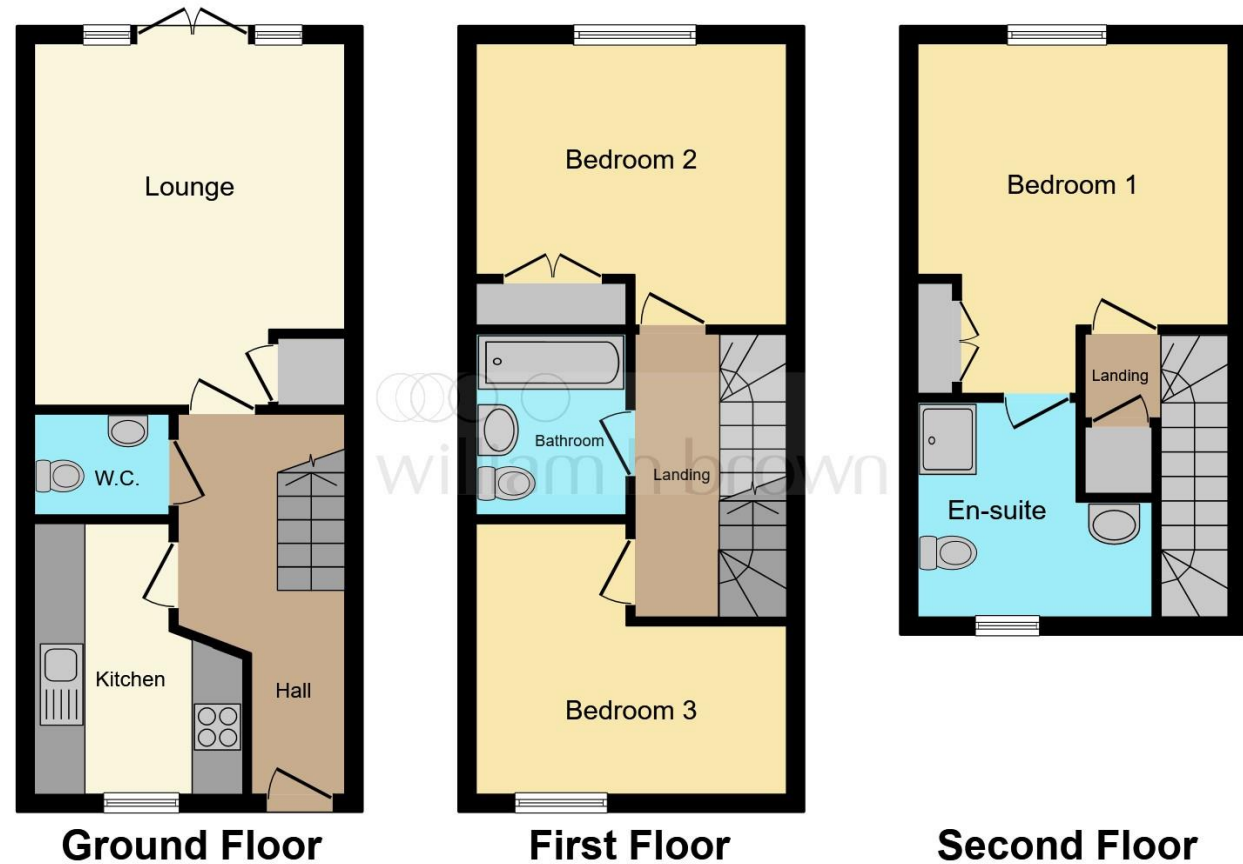
Double glazed window to rear aspect, fitted double wardrobe, radiator, door to ensuite.

En Suite

Roof window to front aspect, suite comprising shower cubicle with mains fed shower, pedestal sink, low level wc, part tiled walls, radiator.

Outside

Externally the property is approached via a pathway leading through an open plan garden area whilst to the rear there is an enclosed garden laid to lawn. The property has the advantage of a garage with allocated parking space in front.



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

Brunswick Road, Norwich

- TOWNHOUSE
- THREE BEDROOMS
- WC, BATHROOM AND EN SUITE SHOWER ROOM
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- WALKING DISTANCE FORM CITY CENTRE

Tenure: Freehold EPC Rating: C

guide price

£350,000

directions to this property:

Proceed out of Norwich via St Stephens Road bearing onto Newmarket Road taking a right hand turn into Brunswick Road where the property will be locate on your right hand side.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106208 - 0002

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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