



Scarnell Road, Norwich NR5 8HT

welcome to

Scarnell Road, Norwich

****GUIDE PRICE £290,000-300,000 - QUALITY LOCATION WITHIN A SHORT DISTANCE OF THE UNIVERSITY**** William H Brown are pleased to offer to the market this FIVE BEDROOM house of multiple occupancy.



Entrance Porch

Door to front aspect, door leading to entrance hall.

Entrance Hall

Doors to Kitchen / dining room, bedroom, stairs leading to first floor.

Kitchen / Dining Room

15' 2" x 8' 8" max (4.62m x 2.64m max)

Double glazed window to front and rear aspect, fitted kitchen with a range of wall and base units, roll top work surfaces, inset stainless steel sink & drainer, fitted oven and hob with extractor hood over, door to rear lobby.

Rear Lobby

Double glazed window to rear, space for fridge freezer, gas fired central heating boiler, doors to bedroom three and rear hallway.

Rear Hallway

Double glazed windows to side aspect, double glazed door to side aspect leading to garden, door to internal passageway, doors to conservatory, wc and shower room / utility room.

Utility Room / Shower Room

Double glazed window to rear aspect, walk in shower cubicle with electric shower, wall and base units, work surfaces over, stainless steel sink & drainer, plumbing for washing machine, extractor fan, chrome heated towel rail.

Conservatory

uPVC construction, double glazed windows to rear and side aspect, double glazed french doors to side aspect leading to garden, wall lighting.

Bedroom Four

9' 4" plus recess x 9' 9" (2.84m plus recess x 2.97m)

Bedroom Three

9' 9" x 9' 4" plus door recess (2.97m x 2.84m plus door recess)

Double glazed window to rear aspect, radiator.

Landing

Double glazed window to rear aspect, radiator, doors leading to first floor bedrooms, shower room and wc.

Bedroom Two

11' 5" x 12' 4" max (3.48m x 3.76m max)

Double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom One

12' 2" x 8' 8" (3.71m x 2.64m)

Double glazed window to front aspect, over stairs cupboard, airing cupboard, radiator.

Bedroom Five

8' 4" x 9' 4" (2.54m x 2.84m)

Double glazed window to rear aspect, radiator.

W/C

Double glazed window to rear aspect, suite comprising low level wc, wash hand basin, radiator.

Shower Room

Double glazed window to side aspect, walk in shower cubicle, radiator.

Outside

The property is approached via a pathway leading through a low maintenance garden with the rear garden being mainly laid to lawn. There is also on street permit parking available.



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welcome to

Scarnell Road, Norwich

- GUIDE PRICE £290,000 - £300,000
- MID TERRACE HOME
- FIVE BEDROOMS
- TWO SHOWER ROOMS
- COMMUNAL SPACE

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£290,000

directions to this property:

Proceed out of Norwich via the Earlham road. Upon reaching the Fiveways roundabout take the 3rd exit onto Earlham Green Lane, taking the first left onto Cunningham Road and then the third left onto Scarnell Road where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106252 - 0013

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