



**St. Philips Road, Norwich NR2 3BL**



**welcome to**

**St. Philips Road, Norwich**

\*\*\*GUIDE PRICE £375,000-£400,000 - HALL ENTRANCE TERRACED HOME ON TREE LINED ROAD\*\*\* William H Brown are pleased to present this unique opportunity to acquire a family home (with conversion) or rental investment opportunity.



### Entrance Hall

Door to front aspect, door leading to ground floor accommodation, stairs to first floor landing and first floor accommodation.

### Lounge / Bedroom

12' max x 12' 1" ( 3.66m max x 3.68m )  
Double glazed window to front aspect, brick fireplace, dado rail, picture rail, radiator.

### Sitting Room

11' 6" x 10' 5" ( 3.51m x 3.17m )  
Double glazed door to rear aspect leading to garden, wood floor, picture rail, radiator.

### Kitchen

9' x 8' 4" ( 2.74m x 2.54m )  
Double glazed window to side aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset one and a half bowl stainless steel sink and drainer, electric oven, induction hob, space for fridge and freezer, plumbing and space for washing machine, door to rear lobby;

### Rear Lobby

Storage area, double glazed door to side aspect leading to garden, door to bathroom;

### Bathroom

Double glazed window to rear aspect, suite comprising bath with electric shower over, low level wc, pedestal sink, chrome heated towel rail.

### Landing

Stairs leading from entrance hall to first floor landing, door to first floor accommodation;

### Bedroom One / Lounge / Kitchen

12' max x 15' 8" ( 3.66m max x 4.78m )  
Double glazed windows to front aspect, radiator, kitchenette fitted with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, part tiled walls, plumbing and space for washing machine, space for fridge.

### Bedroom Two

11' 6" max into alcove x 10' 5" ( 3.51m max into alcove x 3.17m )  
Double glazed window to rear aspect, laminate floor, radiator, alcove storage cupboard.

### Bathroom / Bedroom 3

Double glazed window to rear aspect, suite comprising bath, separate shower cubicle with electric shower, low level wc, pedestal sink, chrome heated towel rail.

### Outside

The property is approached via a pathway leading to the front door with low level brick wall to the front whilst to the rear there is a large private garden laid to lawn.



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](http://www.focalagent.com)



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## **St. Philips Road, Norwich**

- HALL ENTRANCE END TERRACED HOME
- POPULAR TREE LINED ROAD IN THE GOLDEN TRIANGLE
- CURRENTLY LAID OUT AS TWO FLATS
- TWO / THREE BEDROOMS
- MODERN BATHROOMS AND KITCHENS

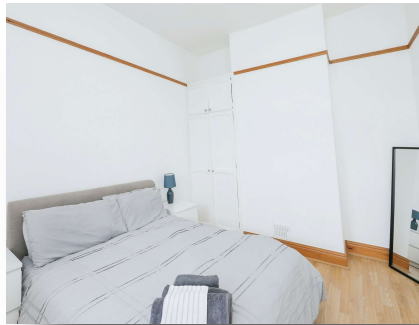
Tenure: Freehold EPC Rating: D

guide price

**£375,000**

### **directions to this property:**

Proceed out of Norwich via Earlham road taking a right hand turn into Alexandra Road, left into Sandringham Road then right into St Phillips Road where the property will be located on your right hand side after the Belle Vue public house.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106276 - 0002

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