



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 in the heart of the Golden Triangle!



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.



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welcome to

St. Philips Road, Norwich

- HALL ENTRANCE END TERRACED HOME
- POPULAR TREE LINED ROAD IN THE GOLDEN TRIANGLE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- MODERN BATHROOM, EN SUITE AND KITCHEN

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 - 0004

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.

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