



Alexandra Road, Norwich NR2 3EA

welcome to

Alexandra Road, Norwich

GUIDE PRICE £250,000-£260,000 - AN INVITING PERIOD HOME IN POPULAR WEST CITY LOCATION offered with no onward chain this charming home offers open-plan kitchen / dining room alongside an inviting mature west-facing rear garden. Viewings are highly recommended.



Lounge

11' 4" x 11' 3" max (3.45m x 3.43m max)

Double glazed window to front aspect, upvc door to front aspect, laminate floor, picture rail, radiator, door to inner lobby;

Inner Lobby

Door from lounge, stairs to first floor landing, door to dining room;

Dining Room

10' 3" x 11' 3" max (3.12m x 3.43m max)

Double glazed door to rear aspect leading to garden, under stairs cupboard with space for freezer, consumer unit and electric meter, extended kitchen area with wall and base units, work surfaces, tiled splash back, under counter space for fridge, laminate floor, picture rail, radiator, open to kitchen;

Kitchen

8' x 5' 7" (2.44m x 1.70m)

Double glazed window to side aspect, fitted kitchen with a range of wall and base units, work surfaces over, tiled splash back, inset stainless steel sink and drainer, free standing cooker, plumbing and space for washing machine and dishwasher, door to bathroom;

Bathroom

Double glazed window to side aspect, modern suite comprising bath with mixer tap, mains shower over, glass shower screen, pedestal sink, low level wc, part tiled walls, extractor fan, chrome heated towel rail.

Landing

Stairs leading from inner lobby to first floor landing, doors to both bedrooms.

Bedroom One

11' 5" x 11' 3" max (3.48m x 3.43m max)

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

Bedroom Two

10' 4" x 11' 3" max (3.15m x 3.43m max)

Double glazed window to rear aspect, radiator.

Outside

Stepping outside the property features a mature west-facing garden, featuring a well-maintained lawn, a delightful patio seating area, and a greenhouse and timber shed for gardening enthusiasts.



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

Alexandra Road, Norwich

- GUIDE PRICE £250,000 - £260,000
- TWO DOUBLE BEDROOM MID-TERRACED HOME
- TWO RECEPTION ROOMS
- OPEN-PLAN KITCHEN / DINING ROOM
- MODERN WELL APPOINTED BATHROOM SUITE

Tenure: Freehold EPC Rating: D

guide price

£250,000

directions to this property:

Proceed out of Norwich via Dereham Road, taking a left hand turning into Alexandra Road where the property will be on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106300 - 0004

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