

Swansea Road, Norwich NR2 3HU



welcome to

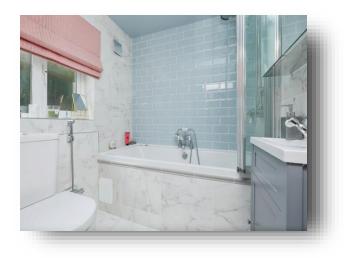
Swansea Road, Norwich

GUIDE PRICE £325,000 - £350,000 A RARE OPPORTUNITY PRESENTING QUALITY ACCOMMODATION IN THE GOLDEN TRIANGLE













Lounge

Double glazed window and fully glazed door to front aspect to take in the view of the lush front garden. Cast iron and tiled fireplace with wooden surround, stripped pine floor, ceiling rose, cornice, radiator, door to inner lobby;

Inner Lobby

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

Dining Room

Double glazed window to rear aspect, under stairs cupboard, stripped pine floor radiator, open to kitchen;

Kitchen

Double glazed windows to side aspect, modern fitted kitchen with a range of wall and base units, Solid work surfaces over, one and a half bowl sink and drainer with water filter mixer tap, induction hob, electric eye line oven, fridge and freezer, space for washing machine, integrated dishwasher, tiled floor and splash back, feature lighting, fully glazed door to side aspect leading to garden, door leading to bathroom;

Bathroom

Double glazed window to side aspect, suite comprising Jacuzzi bath with mixer tap and mains shower over, glazed shower screen, vanity sink unit, low level wc, extractor fan.

Landing

Stairs leading from inner lobby to first floor landing, doors ;leading to bedrooms one, two and three

Bedroom One

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

Bedroom Two

Double glazed window to rear aspect, radiator, door to bedroom three;

Bedroom Three

Double glazed window to rear aspect, radiator.

Outside

The front and rear gardens offer a serene escape within a city location which the current vendor has transformed into a tropical oasis. The mature flowering honeysuckle, rose arbour's, brick wall, and privacy fencing offer a private haven for the outdoor bath. The rear garden offers the addition of an external office / home studio, refurbished with insulation, new consumer unit, wiring, heating and lighting.



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

Swansea Road, Norwich

- STUNNING EXAMPLE OF A PERIOD RESIDENCE ON SOUGHT AFTER GOLDEN TRIANGLE STREET
- TWO / THREE BEDROOMS WITH THE FIRST FLOOR ACCOMMODATION OVER THE PASSAGE
- TROPICAL MANICURED GARDENS TO THE FRONT AND REAR OF THE PROPERTY
- OUTBUILDING CREATING AN OUTSIDE ROOM IDEAL AS A HOME OFFICE OR STUDIO

Tenure: Freehold EPC Rating: D

offers over

£325,000





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Property Ref: UNR106248 - 0005 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.

directions to this property:

Proceed out of Norwich via the Unthank Road taking a right hand turn into Park Lane and proceed into The Avenues. Take a right hand turn into Swansea Road where the property will be located on your left hand side.

william h brown



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