



Portland Street, Norwich NR2 3LE

welcome to

Portland Street, Norwich

GUIDE PRICE £250,000-£270,000 - IDEAL INVESTMENT PURCHASE IN THE GOLDEN TRIANGLE William H Brown are pleased to offer to the market this three bedroom mid-terraced house being offered with no onward chain!



Lounge

11' 4" x 11' 5" (3.45m x 3.48m)

Double glazed window to front aspect, wood floor, ceramic tiled fireplace, ceiling rose, cornice, radiator, door to inner lobby;

Inner Lobby

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

Dining Room

11' 4" x 11' 5" max into alcove (3.45m x 3.48m max into alcove)

Sash window to rear aspect, wood floor, under stairs cupboard, ceramic tile fireplace, radiator, door to kitchen;

Kitchen

8' 4" x 6' 6" (2.54m x 1.98m)

Sash window to side aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, freestanding cooker, tiled floor, door to bathroom, door to lean to;

Lean To

Plumbing and space for washing machine, door to garden.

Bathroom

Double glazed window to side aspect, fitted suite comprising paneled bath, low level wc, wash hand basin, extractor fan, part tiled walls, tiled floor, radiator.

Landing

Stairs leading from inner lobby, doors to all bedrooms;

Bedroom One

8' 4" x 11' 6" max into alcove (2.54m x 3.51m max into alcove)

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

Bedroom Two

11' 4" x 8' 8" max into alcove (3.45m x 2.64m max into alcove)

Double glazed window to rear aspect, cast iron fireplace, radiator.

Bedroom Three

10' 3" plus hallway x 6' 6" (3.12m plus hallway x 1.98m)

Double glazed window to rear aspect, radiator.

Outside

Externally the property is approached via a pathway leading to the front door whilst to the rear there is a low maintenance garden which is fully enclosed and offers access to the passageway.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Portland Street, Norwich

- MID TERRACED HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS OFF LANDING
- GOLDEN TRIANGLE LOCATION
- PRIVATE GARDEN

Tenure: Freehold EPC Rating: D

guide price

£250,000

directions to this property:

Proceed out of Norwich via Unthank Road taking a right hand turn into Portland Street 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:
UNR106338 - 0003

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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