



Brunswick Road, Norwich NR2 2TF

welcome to

Brunswick Road, Norwich

GUIDE PRICE £375,000 - £400,000 - LAUNCH DAY SATURDAY 21ST SEPTEMBER - BY APPOINTMENT ONLY William H Brown are pleased to present to the market this exceptionally well presented townhouse in prime NR2 location.



Entrance Hall

Composite door to front aspect, laminate floor, radiator, doors to kitchen, wc and lounge / dining room, stairs to first floor landing.

Wc

Suite comprising low level wc, pedestal sink, extractor fan, laminate flooring, radiator.

Kitchen

8' plus bay x 9' 7" (2.44m plus bay x 2.92m)
Double glazed bay window to front aspect, modern fitted kitchen with a range of wall and base units, work surfaces over, inset sink and drainer, gas hob, electric oven, plumbing and space for washing machine, integrated dishwasher, integrated fridge and freezer, gas fired central heating boiler, laminate flooring, radiator.

Lounge / Dining Room

18' 1" x 12' 1" narrowing to 8' 6" (5.51m x 3.68m narrowing to 2.59m)
Double glazed french doors to rear aspect, laminate flooring, storage cupboard, radiator.

Landing

Stairs form entrance hall to first floor landing, doors to bedrooms two, three and bathroom.

Bedroom Two

10' 2" into bay plus recess x 12' max (3.10m into bay plus recess x 3.66m max)
Double glazed window to front aspect, built in wardrobe, loft access, radiator.

Bedroom Three

10' 8" narrowing to 8' 8" x 12' 11" (3.25m narrowing to 2.64m x 3.94m)
Double glazed window to rear aspect, built in wardrobe, radiator.

Bathroom

Suite comprising bath with mixer tap, shower attachment over, wash hand basin, low level wc, part tiled walls, extractor fan, radiator.

Second Floor Landing

Stairs leading from first floor landing to second floor landing, airing cupboard housing pressurised cylinder, door to master bedroom;

Master Bedroom

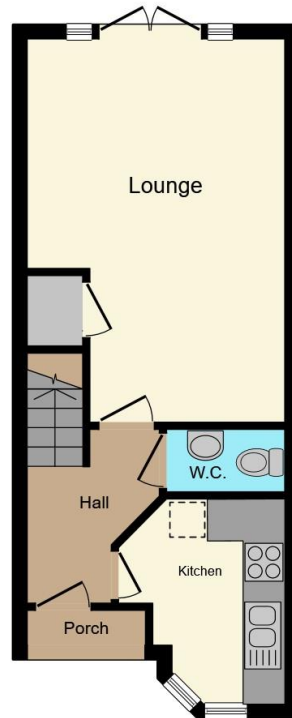
10' 8" plus recess x 12' 1" max (3.25m plus recess x 3.68m max)
Double glazed window to rear aspect, fitted double wardrobes, radiator, door to en suite shower room;

En Suite

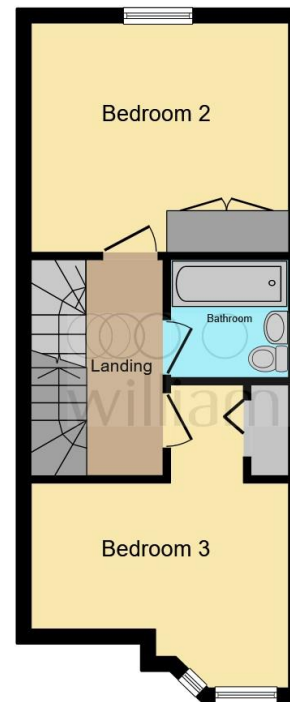
Double glazed window to front aspect, suite comprising bath with mixer tap, shower cubicle with mains fed shower, pedestal sink, low level wc, vinyl flooring, extractor fan, radiator.

Outside

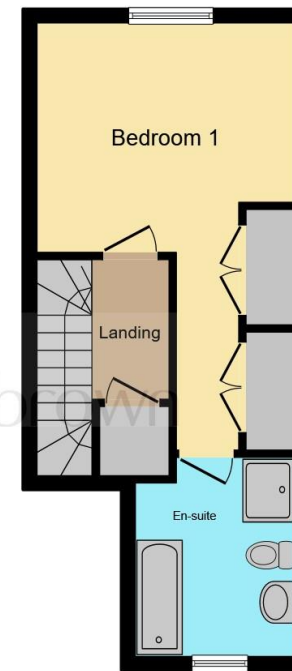
The property is approached via a gated pathway leading to the front door with a low maintenance paved garden to the rear leading to the garage with direct access from the garden as well as additional allocated parking space. The garage benefits from a power supply with PIR lighting and sockets as well as an up and over door. The garage measures 8'1" + recess by 16'5"



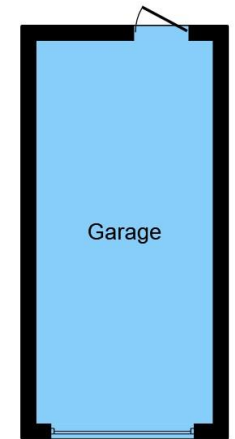
Ground Floor



First Floor



Second Floor



Garage

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

Brunswick Road, Norwich

- GUIDE PRICE £375,000 - £400,000
- THREE STOREY TOWNHOUSE
- GARAGE
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN

Tenure: Freehold EPC Rating: C

guide price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/UNR106369](https://www.williamhbrown.co.uk/Property/UNR106369)



Property Ref:
UNR106369 - 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.

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.



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