



**Brunswick Road, Norwich NR2 2TF**



**welcome to**

**Brunswick Road, Norwich**

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

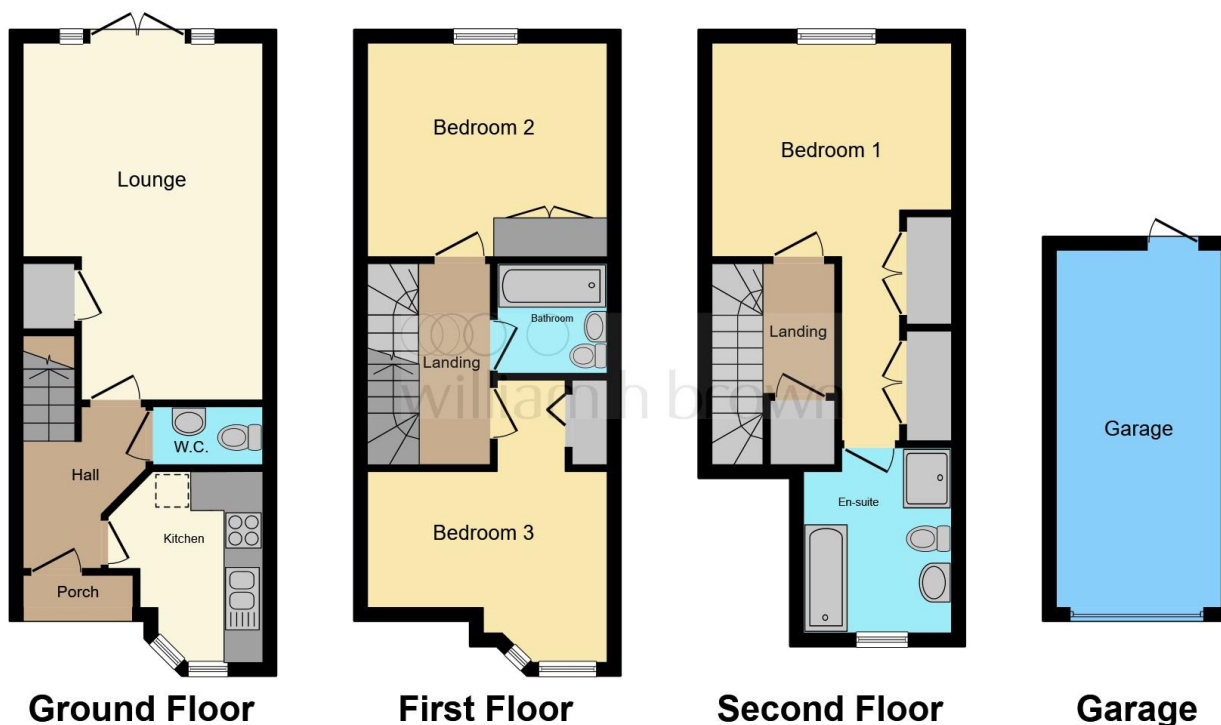
10' 8" plus recess x 12' 1" max ( 3.25m plus recess x 3.68m max )  
Double glazed window to rear aspect, fitted double wardrobes, radiator, door to en suite shower room;

### 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"



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](http://www.focalagent.com)



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welcome to

## Brunswick Road, Norwich

- THREE STOREY TOWNHOUSE
- GARAGE
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN
- WC, BATHROOM AND EN SUITE TO MASTER

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106369 - 0007

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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.



william h brown



**01603 667077**



[Unthankroad@williamhbrown.co.uk](mailto:Unthankroad@williamhbrown.co.uk)



161 Unthank Road, Norwich, Norfolk, NR2 2PG



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**