

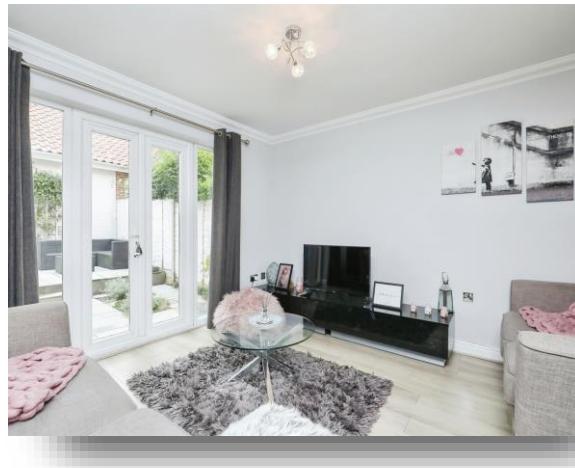


**Brunswick Road, Norwich NR2 2TF**

**welcome to**

## **Brunswick Road, Norwich**

William H Brown are pleased to present to the market this exceptionally well presented townhouse in prime NR2 location. FOR SALE VIA AUCTION ON TUESDAY 29TH JULY 2025 AT 9.30AM IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS IN LONDON [www.barnardmarcusauctions.co.uk](http://www.barnardmarcusauctions.co.uk).



## **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;



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## **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"

## **Auction Notice**

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of

instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

## **Auction Notice Cont.**

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER

welcome to

## Brunswick Road, Norwich

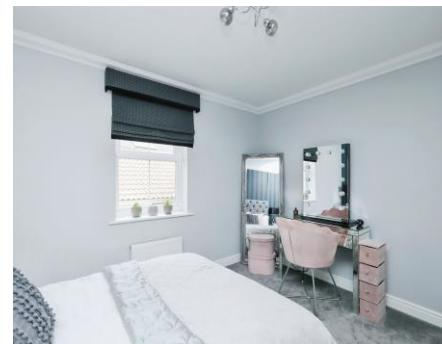
- FOR SALE VIA AUCTION ON TUESDAY 29TH JULY 2025
- THREE STOREY TOWNHOUSE
- GARAGE
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£280,000**



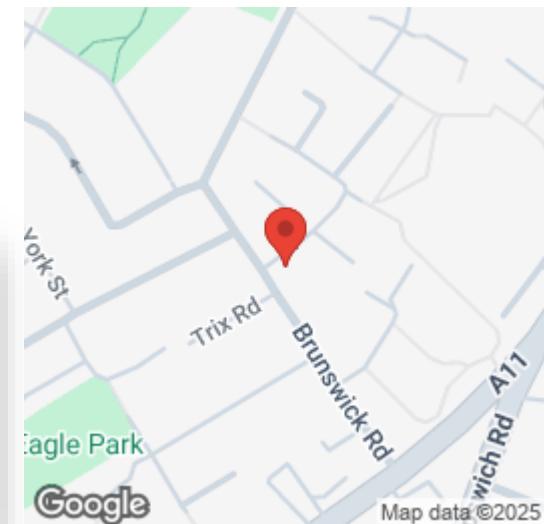
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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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