



**Bond Street, Norwich NR2 3TS**

**welcome to**

**Bond Street, Norwich**

**\*\*\*OVER THE PASSAGE MID-TERRACED HOME\*\*\*** This fantastic 2/3-bedroom bay fronted terraced house is situated in the Golden Triangle and benefits from being over the passage giving extra comfort and space in the bedrooms. The property is immaculately kept and would make an ideal first-time purchase.



### Lounge

11' 9" x 11' 4" ( 3.58m x 3.45m )

UPVC double glazed bay fronted window, laminate flooring, fire place, radiator, door to inner hall.

### Inner Hall

Staircase to first floor, doors to lounge and kitchen/dining room.

### Kitchen / Dining Room

11' 9" x 11' 6" ( 3.58m x 3.51m )

Tiled flooring, under stair cupboard, fire place, radiator, UPVC double glazed rear window.

### Kitchen:

Fitted with a matching range of base, wall and drawer units, work surfaces, 1 1/2 bowl black composite sink and drainer, designer towel radiator, space and point for free standing gas cooker, cooker hood over, space for under counter fridge and freezer. UPVC double glazed side door to conservatory, door to bathroom.

### Conservatory

UPVC double glazed rear and side windows, plumbing for washing machine and tumble dryer, UPVC double glazed rear door.

### Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin with cupboards below, tiling, chrome towel radiator, skylight window and a UPVC double glazed rear window.

### First Floor Landing

Doors to:

### Bedroom One

15' 9" x 11' 5" ( 4.80m x 3.48m )

UPVC double glazed front window, fire place, laminate flooring, over stair cupboard, radiator.

### Bedroom Two

15' 9" x 11' 7" ( 4.80m x 3.53m )

UPVC double glazed rear window, fire place, built in cupboard housing modern Ideal gas combi boiler, radiator, laminate flooring, access to loft space, door to bedroom three.

### Bedroom Three

8' 10" x 7' 3" ( 2.69m x 2.21m )

UPVC double glazed rear window, radiator, laminate flooring.

### Outside

To the front of the property there is a gated entrance leading to a brickweave pathway to the front door. To the rear of the property there is a brickweave garden with an attached brick built shed.



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

## Bond Street, Norwich

- Mid-Terraced House
- Over The Passage
- Two/Three Bedrooms
- Bay Fronted
- Immaculately Presented

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£270,000**

### directions to this property:

Leave our office on Unthank Road towards Colman Road and then at the traffic lights turn right onto Colman Road. At the ring-road roundabout continue straight over onto Farrow Road and then at the traffic lights turn right onto Bowthorpe Road. Turn left onto Bond Street where the property will be located on your right.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106377 - 0003

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