









welcome to

Leicester Street, Norwich

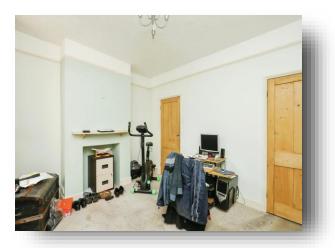
GUIDE PRICE £210,000 - £220,000 Situated within Norwich's popular NR2 postcode is this two bedroom mid-terraced house benefitting from a non-bisected south facing rear garden, an entrance porch and much more! Call us now to register your interest!













Entrance Porch

Front door to side aspect, double glazed front window, door to lounge.

Lounge

12' x 10' 7" (3.66m x 3.23m)

Double glazed front window, fire place with surround and hearth, radiator, door to inner lobby.

Inner Lobby

Door from lounge, staircase to first floor landing, door to dining room.

Dining Room

12' x 10' 7" (3.66m x 3.23m)

Kitchen

18' x 6' 1" (5.49m x 1.85m)

Fitted with a matching range of base, wall and drawer units, stainless steel 1 1/2 sink unit and drainer, built in oven with gas hob and cooker hood over, plumbing for washing machine, space for fridge freezer, tiled splashbacks, two double glazed rear and side windows, door to the side leading to the rear garden.

First Floor Landing

Staircase from inner lobby, doors to both bedrooms.

Bedroom One

12' x 10' 7" (3.66m x 3.23m)

Double glazed front window, radiator, over stair storage cupboard.

Bedroom Two

12' x 10' 4" (3.66m x 3.15m)

Double glazed rear window, radiator, over stair storage cupboard, door to bathroom.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, sink unit and drainer, tiling, tiled flooring, double glazed rear window.

Outside

Externally to the front of the property you have a paved pathway leading to the door and to the rear is a non-bisected south facing rear garden mainly laid to concrete and enclosed by fencing.



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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Leicester Street, Norwich

- GUIDE PRICE £210,000-£220,000
- Mid-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Non-Bisected South Facing Rear Garden

Tenure: Freehold EPC Rating: E

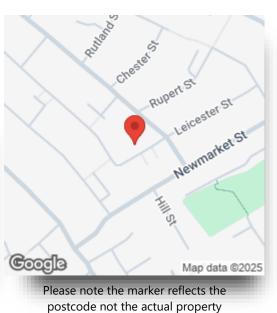
guide price

£210,000









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Property Ref: UNR106430 - 0008 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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