



**Unthank Road, Norwich NR2 2PH**

**welcome to**

**Unthank Road, Norwich**

Location, Location, Location. Sitting in an elevated position form Unthank Road this established semi detached home offers potential to extend and improve and offers the rare opportunity of garage parking



### Entrance Hall

Composite door to front aspect, double glazed window to side aspect, under stairs cupboard housing gas fired central heating boiler, picture rail, radiator.

### Lounge

14' 3" max x 12' 5" ( 4.34m max x 3.78m )  
Double glazed windows to front aspect, electric fire, ceiling rose, wall lighting, picture rail, alcove shelving, radiator.

### Dining Room

14' 2" max x 11' ( 4.32m max x 3.35m )  
Alcove shelving, serving hatch to kitchen, solid fuel fire set in ceramic fireplace, radiator, double glazed french doors to garden.

### Kitchen

11' x 7' ( 3.35m x 2.13m )  
Double glazed windows to side aspect, fitted kitchen with a range of wall and base units, inset one and a half bowl sink and drainer, electric double oven, electric hob, plumbing and space for washing machine, space for fridge / freezer, double glazed door to rear leading to garden.

### Wc

Double glazed window to side aspect, suite comprising low level wc.

### Landing

Stairs leading from entrance hall to first floor landing, double glazed window to side aspect, fitted storage cupboard, loft access, doors to all bedrooms, bathroom and shower room.

### Bedroom One

14' 3" max x 10' 5" ( 4.34m max x 3.17m )  
Double glazed window to front aspect, vanity sink unit, picture rail, radiator.

### Bedroom Two

14' 2" max x 9' 3" ( 4.32m max x 2.82m )  
Double glazed window to rear aspect, vanity sink unit, picture rail, radiator.

### Bedroom Three

10' 3" x 7' 6" ( 3.12m x 2.29m )  
Double glazed window to front aspect, picture rail, radiator.

### Bathroom

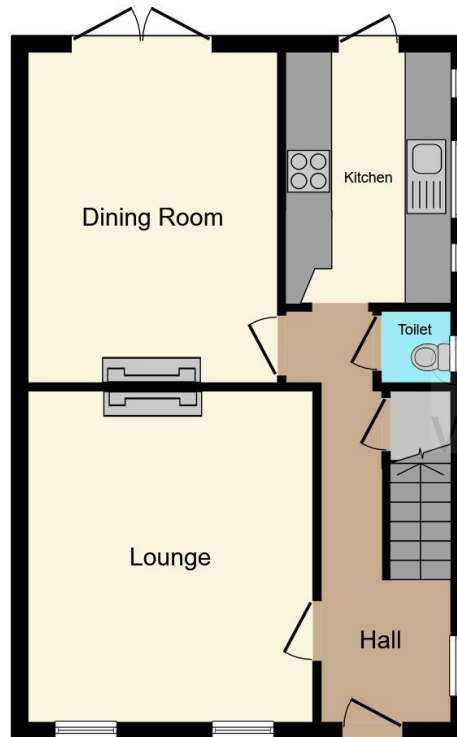
Double glazed window to side aspect, suite comprising bath, low level wc, wash hand basin, part tiled walls, vinyl flooring.

### Shower Room

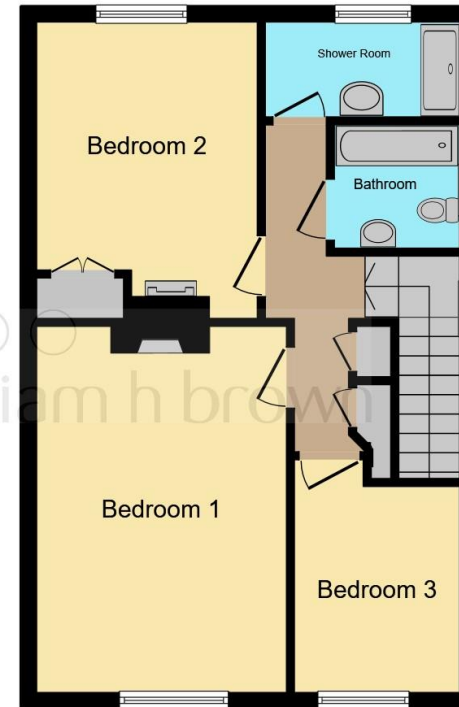
Double glazed window to rear aspect, suite comprising shower cubicle with electric shower, pedestal sink, picture rail, vinyl flooring, extractor fan, chrome heated towel rail.

### External

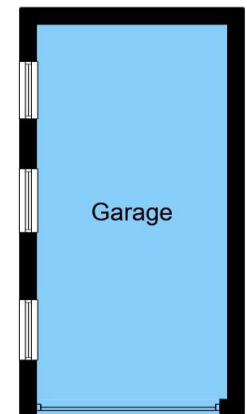
The property sits elevated from the road with a mature garden and pathway leading to the front. The property offers wrap around gardens with hard standing to the side and mature garden to the rear with beds and borders with access to the garage which is accessed via Glebe Road.



Ground Floor



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



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welcome to

## Unthank Road, Norwich

- PRIME GOLDEN TRIANGLE LOCATION
- SEMI DETACHED HOME
- RARE OPPORTUNITY WITH SCOPE FOR MODERNISATION AND IMPROVEMENT
- TWO RECEPTION ROOMS
- THREE BEDROOMS, WC, BATHROOM AND SHOWER ROOM

Tenure: Freehold EPC Rating: D

# £450,000



### directions to this property:

Proceed out of Norwich via the Unthank Road where the property will be located on the junction of Glebe Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106541 - 0002

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