



Heigham Road, NORWICH NR2 3AU

welcome to

Heigham Road, NORWICH

****GUIDE PRICE £325,000 - £350,000** **DRIVEWAY PARKING WITHIN THE GOLDEN TRIANGLE***** An impressive hall entrance home offering 1100 sqft of accommodation staged over three floors and being offered with no onward chain.



Entrance Hall

Door to front aspect, fanlight window above, ceiling rose, radiator, doors to lounge, dining room and kitchen, stairs to cellar, stairs leading to first floor landing.

Lounge

12' 3" max x 12' 3" (3.73m max x 3.73m)
Double glazed window to front aspect, fitted alcove shelving and fitted cupboards, picture rail, radiator.

Dining Room

11' 3" max x 9' 9" (3.43m max x 2.97m)
Double glazed door to rear aspect leading to the rear garden, engineered wood floor, fitted shelving and storage cupboards to recess, ceiling rose, picture rail, radiator.

Kitchen

14' 7" x 8' 11" (4.45m x 2.72m)
Double glazed windows to side and rear aspect, fitted kitchen comprising a range of base units with block wood work surfaces over, inset ceramic double bowl sink and drainer with mixer tap, gas range cooker with cooker hood over, space for fridge / freezer, plumbing and space for washing machine and dishwasher, fitted shelving, tiled floor, gas fired central heating boiler, double glazed door leading to the rear garden.

Cellar / Reception

9' 9" plus recess x 8' 10" (2.97m plus recess x 2.69m)
Double glazed window to rear aspect, fitted storage cupboards and shelving, spot lights and radiator.

Landing

Stairs leading from ground floor entrance hall to first landing, loft access, radiator, doors to all bedrooms and bathroom.

Bedroom One

10' 6" max x 12' 3" (3.20m max x 3.73m)
Double glazed window to front aspect, radiator.

Bedroom Two

9' 10" x 11' 3" max (3.00m x 3.43m max)
Double glazed window to rear aspect, radiator.

Bedroom Three

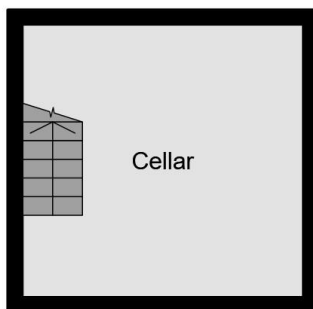
9' 2" x 5' 9" (2.79m x 1.75m)
Double glazed window to front aspect, radiator.

Bathroom

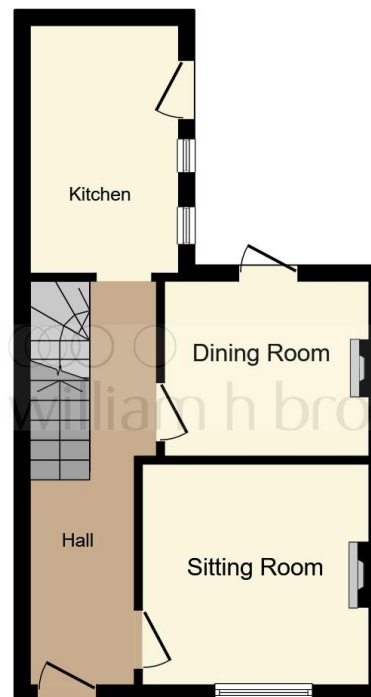
Double glazed window to rear and side aspect, four piece luxury suite comprising free standing bath with mixer tap and shower attachment over, separate shower cubicle with shower, pedestal sink with mixer tap, low level WC, wood effect flooring, part tiled walls, extractor fan, radiator.

External

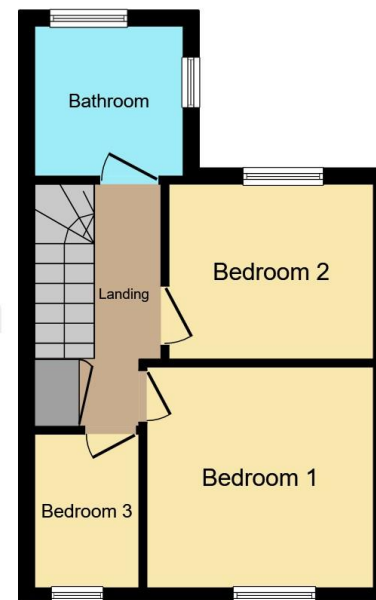
The property is approached via a driveway providing off road parking for one car with pathway leading to the front door. To the rear there is a private west facing garden laid to patio and lawn offering space for al fresco dining and entertaining. There is the advantage of a side access gate leading to the rear of the property.



Cellar



Ground Floor



First Floor

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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welcome to

Heigham Road, NORWICH

- HALL ENTRANCE TERRACED HOME
- DRIVEWAY PARKING
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- FOUR PIECE LUXURY BATHROOM SUITE

Tenure: Freehold EPC Rating: D

guide price

£325,000

directions to this property:

Proceed out of Norwich via the Earlham Road taking a right hand turn into Heigham Road where the property will be located on your left hand side



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106059 - 0004

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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