









welcome to

Henley Road, Norwich

Offered with no onward chain this period home is located on a sought after tree lined Golden triangle road!













Entrance Porch

UPVC door to front, double glazed window to front aspect, door to lounge;

Lounge

11' plus bay x 11' 5" max (3.35m plus bay x 3.48m max) Double glazed bay window to front aspect, ceiling rose, cornice, picture rail, radiator.

Inner Lobby

Door from lounge, stairs to first floor landing, door to dining room;

Dining Room

11' 2" x 11' 5" max (3.40m x 3.48m max) Double glazed window to rear aspect, under stairs cupboard, radiator, door to kitchen;

Kitchen

8' x 6' 3" (2.44m x 1.91m)

Double glazed window to side aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, space for a freestanding cooker, door to side aspect, open to utility room;

Utility Room

Double glazed window to side aspect, fitted with a range of of wall and base units, roll top work surfaces over plumbing and space for washing machine, gas fired central heating boiler.

Landing

Stairs from inner lobby to first floor landing, doors to bedrooms one and two;

Bedroom One

11' x 11' 5" max (3.35m x 3.48m max) Double glazed window to front aspect, over stairs cupboard, loft access, radiator.

Bedroom Two

11' 2" x 11' 5" max (3.40m x 3.48m max)

Double glazed window to rear aspect, radiator, door to en suite shower room:

En Suite Shower Room

Double glazed window to rear aspect, suite comprising shower cubicle, low level wc, wash hand basin, extractor fan, chrome heated towel rail.

External

The property is approached via a pathway leading to the front door with low level brick wall to the front. To the rear there is a low maintenance garden with raised beds and timber storage 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





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Henley Road, Norwich

- MID TERRACED HOME
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- LOCATED ON A TREE LINED ROAD
- GOLDEN TRIANGLE LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£240,000



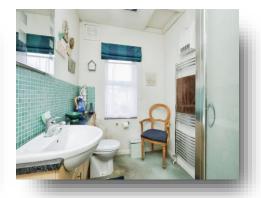


directions to this property:

Proceed out of Norwich via Unthank Road taking a right hand

where the property will be located on your left hand side.

turn into Christchurch Road then second right into Henley Road



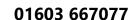
Sadowski J T Map data ©2025 Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106596



Property Ref: UNR106596 - 0010 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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