









welcome to

Leopold Road, Norwich

GUIDE PRICE £250,000 - £260,000 Located in a popular south west city location just off Unthank Road is this well presented home benefiting from open plan kitchen / dining room and three bedrooms off landing. Offered with no onward chain internal viewings is a must!













Lounge

14' 3" x 11' 4" max (4.34m x 3.45m max) Composite door to front aspect, double glazed window to front aspect, radiator, door to inner hallway;

Inner Hallway

Door from lounge, under stairs cupboard, doors to bathroom, kitchen and stairs to first floor landing.

Kitchen / Dining Room

13' x 11' 5" (3.96m x 3.48m)

Double glazed windows to side and rear aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset sink and drainer, freestanding cooker, plumbing and space for washing machine, space for fridge freezer, gas fired central heating boiler, laminate flooring, radiator, double glazed door to rear aspect leading to garden.

Landing

Stairs leading from inner hallway to first floor landing, storage cupboard giving access to the airing cupboard, doors to all bedrooms.

Bedroom One

11' 2" x 11' 6" max ($3.40 \text{m} \times 3.51 \text{m} \text{max}$) Double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom Two

8' 4" x 8' 8" max (2.54m x 2.64m max) Double glazed window to rear aspect, radiator.

Bedroom Three

13' 1" x 7' 3" (3.99m x 2.21m) Double glazed window to rear and side aspect, radiator.

External

The property is approached via a pathway leading to the front door whilst to the rear there is a generous sized south facing garden mainly laid to lawn with brick built storage shed. The property benefits from on street 'non permit' parking.





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Leopold Road, Norwich

- MID TERRACED HOME
- KITCHEN / DINING ROOM
- THREE BEDROOMS OFF LANDING
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- LOCATED WITHIN A RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES, EATON PARK AND THE CITY CENTRE

Tenure: Freehold EPC Rating: D Council Tax Band: B

directions to this property:

Proceed out of Norwich via Unthank Road and follow the road over the ring road with Colman Road and Mile End Road. Take your next left into Leopold Road where the property will be located on your right hand side between Waldeck Road and Melrose Road.

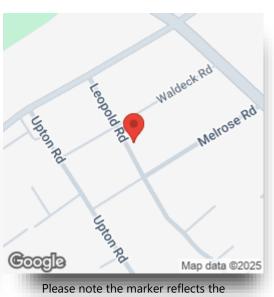
guide price

£250.000









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Property Ref: UNR106465 - 0007 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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postcode not the actual property





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