









# welcome to

# **Leopold Road, Norwich**

Offered with no onward chain and occupying a sought after Golden Triangle Location this detached home offers an opportunity for a discerning buyer with the city centre and good local schooling on your doorstep. Completed with the benefits of driveway and double garage with a south facing garden!













#### **Entrance Hall**

#### Wc

#### Kitchen

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

## **Utility Room**

9' 7" x 6' 5" ( 2.92m x 1.96m )

## **Lounge / Dining Room**

20' 3" max x 21' narrowing to 10' (  $6.17m \max x 6.40m$  narrowing to 3.05m )

# Landing

#### **Bedroom One**

7' 2" x 13' (2.18m x 3.96m)

#### **Bedroom Two**

11' 2" x 8' (3.40m x 2.44m)

#### **Bedroom Three**

9' 4" x 11' 2" ( 2.84m x 3.40m )

### **Shower Room**

#### **External**



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





# welcome to

# Leopold Road, Norwich

- DETACHED FAMILY HOME
- OPEN PLAN LOUNGE / DINING ROOM
- THREE FIRST FLOOR BEDROOMS
- POTENTIAL TO IMPROVE AND EXTEND
- PRIME SOUTH WEST CITY LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£450,000

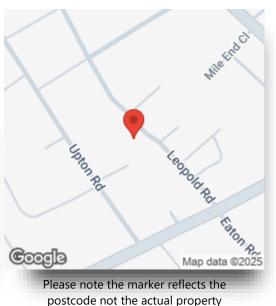
### directions to this property:

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 Melrose Road and Newmarket Road.









view this property online williamhbrown.co.uk/Property/UNR106626



Property Ref: UNR106626 - 0009 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.





01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

williamhbrown.co.uk