



Bury Street, Norwich NR2 2DN

welcome to

Bury Street, Norwich

GUIDE PRICE £260,000 - £270,000 An exciting opportunity to acquire a period home in sought after Golden Triangle location being offered with no onward chain!



Entrance Porch

Single glazed door to front aspect, door to lounge;

Lounge

11' 4" x 11' 6" max (3.45m x 3.51m max)

UPVC double glazed window to front aspect, single glazed door to entrance porch, exposed brick chimney breast, radiator, door to inner lobby;

Inner Lobby

Door from lounge, door to dining room;

Dining Room

10' 9" x 11' 7" max (3.28m x 3.53m max)

Double glazed window to rear aspect, radiator, stairs to first floor landing, door to kitchen;

Kitchen

7' 9" x 5' 9" (2.36m x 1.75m)

Double glazed window to side aspect, fitted kitchen with a range of wall and base units, roll top work surfaces, inset stainless steel sink and drainer, plumbing and space for washing machine, freestanding cooker, gas fired central heating boiler, open to rear lobby;

Rear Lobby

Double glazed door to side aspect, laminate flooring, space for fridge / freezer, door to bathroom;

Bathroom

Double glazed window to side aspect, suite comprising bath with mixer tap, electric shower over, pedestal sink, low level wc, part tiled walls, tiled flooring, radiator.

Landing

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

Bedroom One

11' 4" x 11' 6" max (3.45m x 3.51m max)

Double glazed window to front aspect, wood floor, over stairs cupboard, radiator.

Bedroom Two

10' 9" x 11' 7" max (3.28m x 3.53m max)

Double glazed window to rear aspect, wood floor, radiator, door to bedroom three;

Bedroom Three

8' x 5' 9" (2.44m x 1.75m)

Double glazed window to rear aspect, wood floor, radiator.

External

The property offers a private garden which is low maintenance and laid to patio.



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welcome to

Bury Street, Norwich

- MID TERRACED HOME
- TWO RECEPTION ROOMS
- TWO / THREE BEDROOMS
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING

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

guide price

£260,000



directions to this property:

Proceed out of Norwich via Unthank Road taking a left hand turn into Bury Street where the property will then be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106612 - 0003

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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