



Highland Road, Norwich NR2 3NW

welcome to

Highland Road, Norwich

GUIDE PRICE £290,000-£300,000 William H Brown are proud to present this beautiful example of a terraced home with side return extension and THREE BEDROOMS OFF LANDING!



Lounge

13' 10" max into bay x 11' 4" max into alcove (4.22m max into bay x 3.45m max into alcove)

Bay window to the front and double glazed door to the front aspect, original features that include picture rails, cornice and ceiling rose, stripped panelled door as well as fire place with wooden surround, oak effect flooring and benefits from two double power points and television point. Leading through the inner lobby gives access through to the dining room as well as stairs to the first floor.

Dining Room

11' 10" x 11' 4" (3.61m x 3.45m)

Oak effect flooring, spot lighting, exposed brick wall, stripped panelled doors and access through to the extended kitchen which is open plan to the dining room.

Kitchen

9' 1" max x 10' 8" (2.77m max x 3.25m)

The kitchen is a quality Howdens fitted kitchen with a range of wall and base units, oak work surfaces, electric oven and five ring gas hob with stainless steel cooker hood over, spotlighting and roof light giving ample light into this well lit room. There is a ceramic sink and drainer cut into the oak work surfaces whilst the kitchen gives plumbing and space for washing machine and dish washer with space for fridge/freezer either under-counter or within the dining area. There is also a glazed door that leads to the rear garden.

Bathroom

Leading from the kitchen is the quality fitted bathroom with Savoy suite, Tongue and groove panelled bath, part-tiled walls and cupboard housing the recently installed central heating boiler. The bathroom suite consists of pedestal sink with chrome taps, bath with chrome taps and rainfall shower head over and glass shower screen and low level W/C. There is a radiator as well as tiled flooring, spotlighting and extractor fan.

Landing

Doors to three bedrooms.

Bedroom One

12' x 11' 4" max into alcove (3.66m x 3.45m max into alcove)

The master bedroom being at the front offering three double power points and television point as well as radiator.

Bedroom Two

8' 3" x 11' 11" (2.51m x 3.63m)

Three double power points, aerial point, radiator, cupboard over the stairs and window to the rear elevation overlooking the garden.

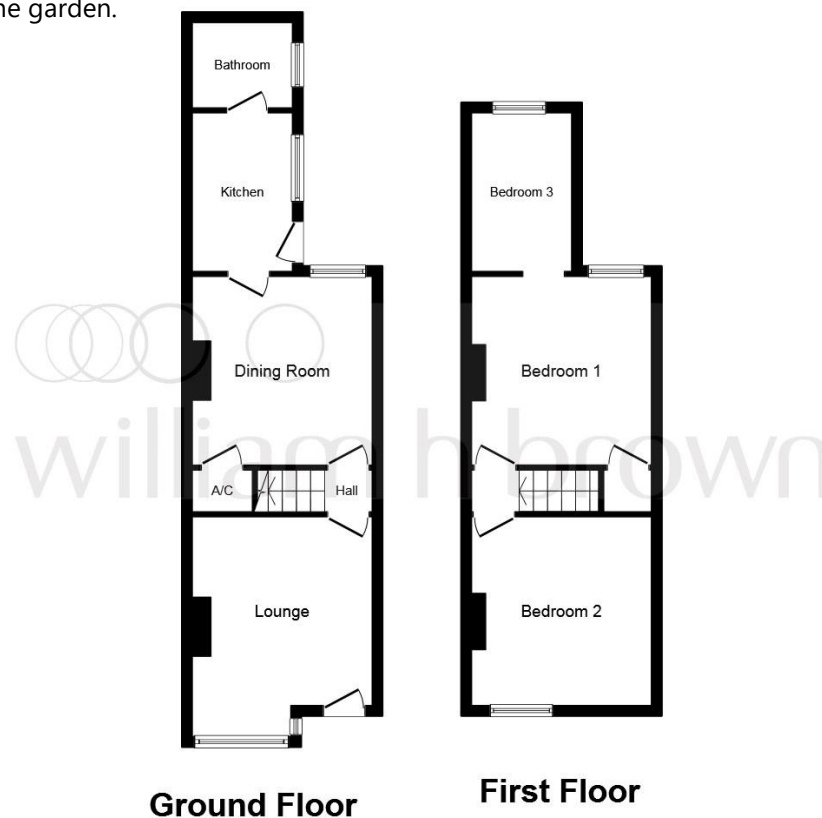
Bedroom Three

13' 1" x 6' 4" (3.99m x 1.93m)

Two double power points, radiator and double glazed window to the rear aspect overlooking the garden.

Outside

Externally the property offers on-street parking to the front whilst to the rear of the property there is a bi-sected garden which is of a generous size and is landscaped to provide a lawned garden with patio area.



This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

Powered by audioagent.com



view this property online williamhbrown.co.uk/Property/UNR106659



welcome to

Highland Road, Norwich

- MID TERRACED HOME
- RECENTLY RENOVATED
- THREE BEDROOMS OFF LANDING
- OPEN PLAN KITCHEN / DINING ROOM WITH SIDE RETURN KITCHEN EXTENSION
- SOUTHERLY FACING REAR GARDEN

Tenure: Freehold EPC Rating: C

guide price

£290,000

directions to this property:

From the William H Brown Unthank Road office proceed out of Norwich along the Unthank Road and at the Ring Road traffic lights take a right hand turning onto Christchurch Road and then take a third left hand turning into Highland Road where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106659



Property Ref:
UNR106659 - 0002

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.

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.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk