









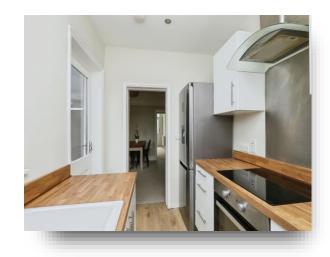
welcome to

Avenue Road, Norwich

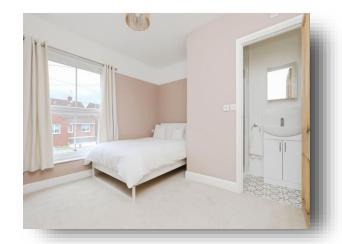
ELEVATED FROM THE ROAD THIS CHARMING VICTORIAN HOME OFFERS MORE ACCOMMODATION THAN MEETS THE EYE Offered with no onward chain this period home has three bedrooms, complemented by four bathrooms, internal viewing is highly recommended!













Lounge

11' 3" plus bay x 11' 9" (3.43m plus bay x 3.58m) Bay fronted room with double glazed windows to front aspect, picture rail, cornice, radiator, door to inner lobby;

Inner Lobby

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

Dining Room

11' 3" x 11' 9" (3.43m x 3.58m)

Double glazed window to rear aspect, under stairs cupboard housing gas meter, electric meter and fuse board, picture rail, door to kitchen;

Kitchen

9' x 6' 4" (2.74m x 1.93m)

Double glazed window to side aspect, modern fitted kitchen comprising a range of wall and base units, work surfaces over, inset ceramic sink and drainer, electric oven, ceramic hob, stainless steel and glass cooker hood over, integrated washing machine and dryer, space for fridge / freezer, laminate flooring, double glazed door to side aspect leading to garden, door to shower room;

Shower Room

Modern white suite comprising shower cubicle with mains fed shower, low level wc, wash hand basin, extractor fan, vinyl flooring.

Landing

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

Bedroom One

11' 3" x 11' 9" max ($3.43m \times 3.58m \max$)

Double glazed window to rear aspect, radiator, door to dressing room leading onto en suite bathroom;

Dressing Room

4' 8" x 6' 4" (1.42m x 1.93m)

Door from bedroom, radiator, door to en suite bathroom;

En Suite Bathroom

Double glazed window to rear aspect, modern suite comprising bath with mixer tap, shower attachment over, glass shower screen, low level wc, pedestal sink, part tiled walls, extractor fan, vinyl flooring, cast iron fireplace, chrome heated towel rail.

Bedroom Two

11' 3" x 11' 9" max (3.43m x 3.58m max) Double glazed window to front aspect, picture rail, radiator, door to en suite shower room;

En Suite

Modern suite comprising shower cubicle with electric shower, vanity sink unit, low level wc, extractor fan, vinyl flooring, chrome heated towel rail, loft access.

External

The property is approached via a pathway leading to the front door with low maintenance garden. To the rear there is an enclosed garden which is low maintenance and offers a space for relaxing and al fresco dining.

Studio

8' 6" plus recess x 9' 8" (2.59m plus recess x 2.95m) The studio offers a self contained space away from the home with separate access from the garden. The studio is accessed via composite door with an open plan space for a home office or additional bedroom. There is a double glazed window to front aspect, laminate floor, USB power sockets, vertical radiator and access to the en suite bathroom.

En Suite:

Modern white suite comprising bath with mixer tap and shower attachment over, wash hand basin, low level wc, part tiled walls, extractor fan, chrome heated towel rail.





welcome to

Avenue Road, Norwich

- **BAY FRONTED TERRACED HOME**
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN WITH INTEGRATED WASHING MACHINE / TUMBLE DRYER
- THREE BEDROOMS
- GROUND FLOOR SHOWER ROOM, EN SUITES TO **BOTH FIRST FLOOR BEDROOMS**

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

offers over

£300,000





directions to this property:

top of the hill.

Proceed out of Norwich via Unthank Road taking a right hand

turn into Park Lane which will then become avenue Road. The

property will be located on your right hand side towards the



Pembroke Rd Avenue Road College Rd Whitehall Rd Portersfield Rd Map data @2025 Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106713



Property Ref: UNR106713 - 0004 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 quidance 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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