



Beverley Road, Norwich NR5 8AL

welcome to

Beverley Road, Norwich

AN EXTENDED SEMI DETACHED HOME LOCATED WITHIN A PRIME RESIDENTIAL LOCATION IDEALLY SUITED FOR THE UNIVERSITY OF EAST ANGLIA AND NORFOLK AND NORWICH HOSPITAL William H Brown are pleased to offer to the market this established home ideally suited for the expanding family or buy to let investor.



Entrance Hall

Composite door to front aspect, tiled floor, open to kitchen, door to lounge, stairs to first floor.

Kitchen

Double glazed window to front, side and rear, fitted with a range of wall and base units, roll top work surfaces, inset stainless steel sink and drainer, under counter space for fridge and freezer, freestanding gas cooker and hob, gas fired central heating boiler, tiled floor, cupboard housing meters and fuse board, door to rear leading to garden, door to utility room.

Utility Room

Block wood work surfaces with under counter space for washing machine and tumble dryer, under stairs storage area, radiator, door to bathroom.

Bathroom

Double glazed window to side aspect, suite comprising shower cubicle with mains fed shower, freestanding bath, mixer taps and hand held shower over, vanity sink unit, low level wc, tiled floor, extractor fan, radiator.

Lounge

Double glazed window to front aspect, radiator, door to sitting room.

Study

Door from lounge, door leading to ground floor bedroom;

Bedroom

Double glazed window and french doors to rear aspect, radiator.

Landing

Double glazed window to rear aspect, doors leading to all first floor bedrooms.

Bedroom

Double glazed windows to front and rear aspect, radiator.

Bedroom

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

Bedroom

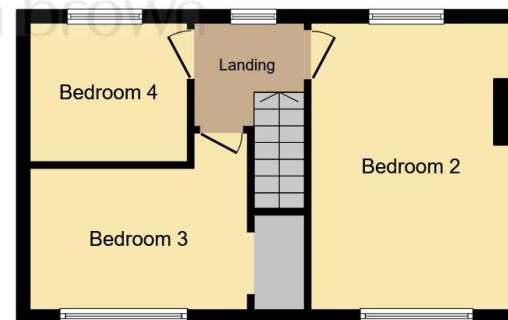
Double glazed window to rear aspect, radiator.

External

The property is approached via a pathway leading to the front door, whilst to the rear of the property there is a large landscaped garden which is laid to lawn and patio which is fully enclosed and offers two wooden storage sheds.



Ground Floor



First Floor

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



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welcome to

Beverley Road, Norwich

- GUIDE PRICE £300,000-£325,000
- EXTENDED SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- MODERN FITTED KITCHEN AND BATHROOM SUITE

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

guide price

£300,000

directions to this property:

Head out of Norwich along the Earlham Road proceeding over the roundabout with Colman Road and Farrow Road. Take a right hand turn into Beverley Road where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106527 - 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.



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