

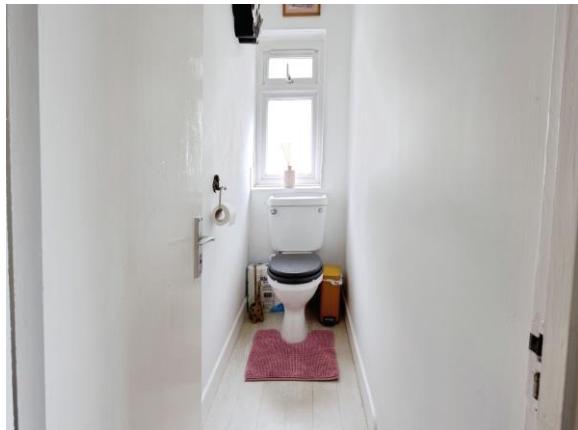
**Earlham Road, NORWICH NR4 7HL**

william  
h brown

**welcome to**

**Earlham Road, NORWICH**

AN ESTABLISHED SEMI DETACHED FAMILY HOME LOCATED TO THE SOUTH WEST OF NORWICH\*\*\* Ideally situated for the University of East Anglia and Norfolk and Norwich Hospital, this residence offers convenience and accessibility.



## Entrance Hall

Composite door to front aspect, vinyl flooring, radiator, doors to dining room / bedroom four, lounge and kitchen, stairs to first floor landing.

## Dining Room / Bedroom Four

10' x 11' max ( 3.05m x 3.35m max )  
UPVC double glazed window to front aspect, vinyl flooring, radiator.

## Lounge

11' x 14' 3" ( 3.35m x 4.34m )  
UPVC double glazed window to rear aspect, vinyl flooring, radiator.

## Kitchen

15' x 6' 9" ( 4.57m x 2.06m )  
UPVC double glazed window to side aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset sink and drainer, electric range cooker, plumbing and space for washing machine and tumble dryer, under counter space for fridge, space for fridge / freezer, gas fired central heating boiler, vinyl flooring, radiator, composite door to rear aspect leading to garden.

## Landing

Stairs leading from entrance hall to first floor landing, UPVC double glazed window to front aspect, loft access, doors to all bedrooms, bathroom and separate wc.

## Bedroom One

13' 8" x 11' max ( 4.17m x 3.35m max )  
UPVC double glazed window to rear aspect, cupboard housing hot water cylinder, radiator.

## Bedroom Two

10' 6" plus recess x 10' 3" ( 3.20m plus recess x 3.12m )  
UPVC double glazed window to rear aspect, radiator.

## Bedroom Three

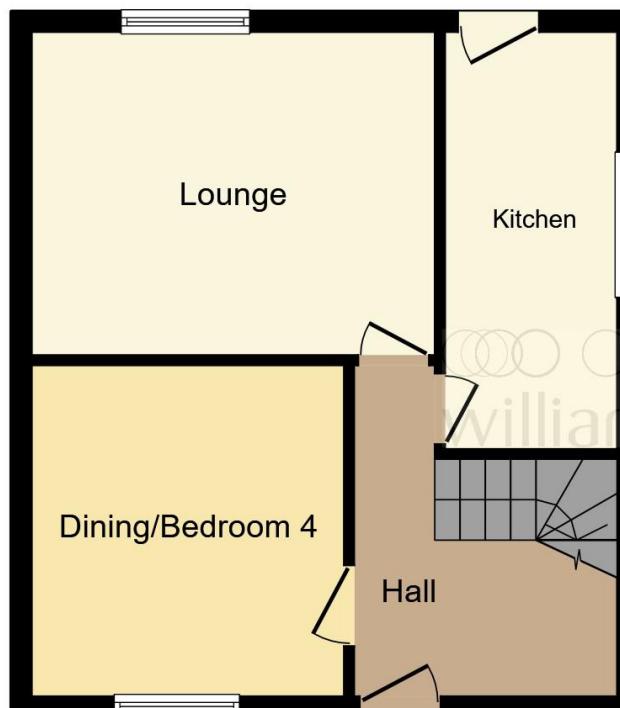
7' 5" x 11' into recess ( 2.26m x 3.35m into recess )  
UPVC double glazed window to front aspect, radiator.

## Bathroom

UPVC double glazed window to side aspect, suite comprising bath with mixer tap and shower attachment, pedestal sink, part tiled walls, vinyl flooring, radiator

## Wc

UPVC double glazed window to front aspect, suite comprising low level wc.



**Ground Floor**

## External

The property is approached via a shingled driveway providing access to the property and parking. To the rear of the property is a generous south facing garden laid to lawn and patio with large storage shed.



**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](http://www.focalagent.com)



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welcome to

## Earlham Road, NORWICH

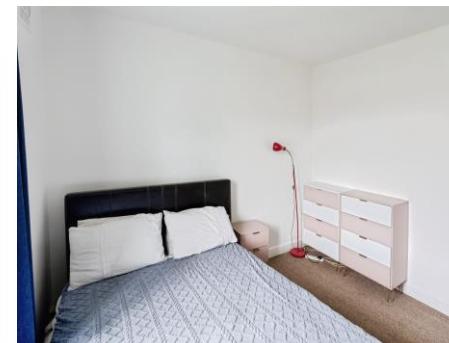
- OFFERS OVER £290,000
- SEMI DETACHED HOUSE
- IDEALLY SITUATED FOR THE UNIVERSITY OF EAST ANGLIA AND NORFOLK AND NORWICH HOSPITAL
- THREE / FOUR BEDROOMS
- GENEROUS SIZED SOUTH FACING GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

# £290,000



view this property online [williamhbrown.co.uk/Property/UNR106297](http://williamhbrown.co.uk/Property/UNR106297)

### directions to this property:

Proceed out of Norwich via the Earlham Road, continuing over the roundabout with Farrow Road / Colman Road where the property will be then located on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
UNR106297 - 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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