



**The Avenues, Norwich NR2 3QT**

**welcome to**

## **The Avenues, Norwich**

\*\*\*AN ESTABLISHED FAMILY HOME WITHIN 0.1 MILES OF THE UEA\*\*\* William H Brown are pleased to offer this ideally located home, perfect for a family or investor being offered with no onward chain



### Entrance Porch

Entrance door to the side, UPVC front and side windows, door to hall.

### Hall

Staircase to first floor landing, doors to lounge and dining room.

### Lounge

15' 5" x 10' 4" ( 4.70m x 3.15m )

UPVC front and rear windows, gas fire with surround and hearth, radiator

### Dining Room

11' 9" x 8' 9" ( 3.58m x 2.67m )

UPVC front window, radiator.

### Kitchen

15' 9" x 6' 9" ( 4.80m x 2.06m )

Fitted with a matching range of base, wall and drawer units, sink unit and drainer, space and point for free standing gas oven, plumbing for washing machine, space for free standing fridge freezer, UPVC rear window, opening onto rear lobby.

### Rear Lobby

Storage cupboard, door to side, door to shower room.

### Shower Room

Fitted with a three piece suite comprising shower cubicle, low level wc, wash hand basin with cupboards below, UPVC rear window.

### Bedroom One

15' 5" x 8' 8" ( 4.70m x 2.64m )

Built in cupboard, built in wardrobe, UPVC front and rear windows, radiator.

### Bedroom Two

12' 1" x 7' 8" ( 3.68m x 2.34m )

UPVC front window, radiator.

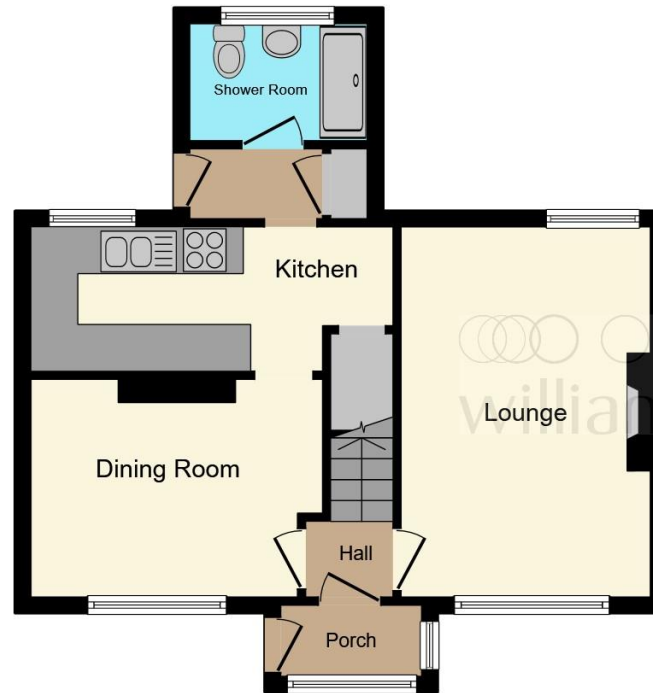
### Bedroom Three

9' 5" x 7' 5" ( 2.87m x 2.26m )

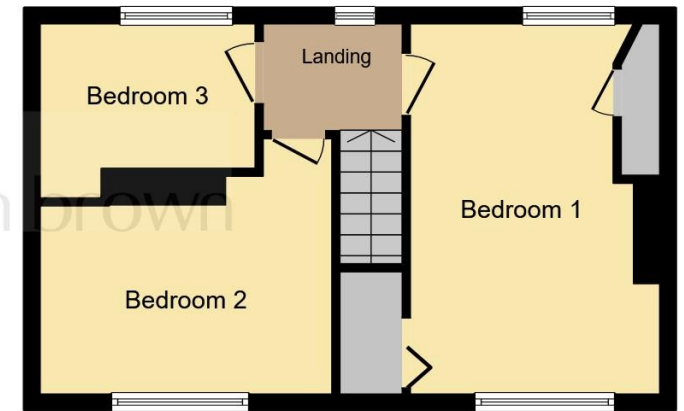
UPVC rear window, radiator

### Outside

To the front of the property there is an enclosed lawned garden with a paved driveway with gated access. To the rear of the property there is an enclosed lawned garden with a patio area, mature trees and a garden shed.



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



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## **The Avenues, Norwich**

- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- CORNER PLOT GARDEN
- DRIVEWAY PARKING
- CLOSE TO THE CITY CENTRE WITH BUS LINKS

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

**£295,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
UNR104589 - 0002

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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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