



Highland Road, Norwich NR2 3NN

welcome to

Highland Road, Norwich

*****NO ONWARD CHAIN***** This two/three bedroom mid-terraced house boasts two reception rooms, a south facing rear garden and on street parking! The property would benefit from updating and renovating throughout! Ideal for first time buyers or investors!



Lounge

UPVC door to front aspect with glazed insert, UPVC double glazed window to front aspect, radiator, door to inner lobby;

Inner Lobby

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

Dining Room

UPVC double glazed window to rear aspect, under stairs cupboard housing fuse board and electric meter, radiator, door to kitchen;

Kitchen

UPVC double glazed window to side aspect, UPVC door to side aspect with glazed insert, fitted kitchen with a range of wall and base units, roll top work surfaces, insert stainless steel sink and drainer, ceramic hob, electric oven, under counter space and plumbing for washing machine, space for fridge / freezer, door to bathroom;

Bathroom

UPVC double glazed window to side aspect, suite comprising bath with mains fed shower over, low level wc, pedestal sink, tiled floor, part tiled walls, chrome heated towel rail.

Landing

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

Bedroom One

UPVC double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom Two

UPVC double glazed window to rear aspect, radiator, door to bedroom three;

Bedroom Three

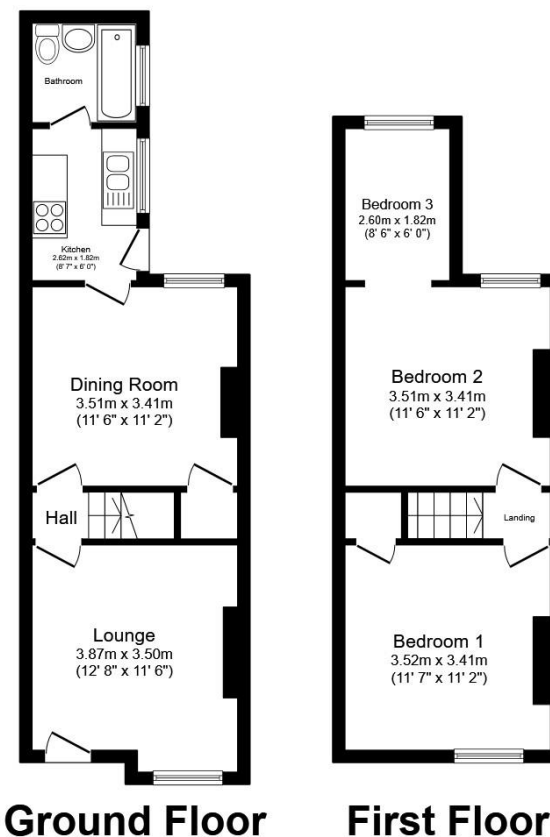
UPVC double glazed window to rear aspect, radiator.

External

The property is approached via a pathway to the front door with low level brick wall to the front. To the rear there is a southerly aspect garden which is mainly laid to lawn and offers access to the passageway.

Agents Note

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.



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.propertybox.io



welcome to

Highland Road, Norwich

- MID TERRACED HOME
- TWO RECEPTION ROOMS
- TWO / THREE BEDROOMS
- SOUTHERLY FACING GARDEN
- GOLDEN TRIANGLE LOCATION

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

directions to this property:

Proceed out of Norwich via Unthank Road taking a right hand turn into Christchurch Road at the traffic lights. Take your third exit on the left 'Highland Road' where the property will be located on your left hand side.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106921



Property Ref:
UNR106921 - 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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