



Swansea Road, Norwich NR2 3HU

welcome to

Swansea Road, Norwich

Located in the esteemed Golden Triangle of Norwich this bay fronted terraced home offers character and charm. Comprising of two inviting reception rooms with two double bedrooms the property is enhanced by the practical advantage of two en suites and ground floor bathroom.



Sitting Room

12' 9" max into bay narrowing to 10' 9" x 11' 4" max into alcove (3.89m max into bay narrowing to 3.28m x 3.45m)
Double glazed bay window to front aspect, single glazed door to front aspect with fanlight over, radiator, door to inner lobby;

Inner Lobby

Doors from sitting room and to dining room, stairs to first floor landing.

Dining Room

11' x 11' 4" max into alcove (3.35m x 3.45m max into alcove)

Double glazed window to rear aspect, under stairs cupboard housing gas and electric meter and fuse board, engineered wood flooring, radiator, door to kitchen

Kitchen

8' 6" x 6' 3" (2.59m x 1.91m)

Single glazed window to side aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, ceramic hob, electric oven, stainless steel cooker hood over, under counter space with washing machine, tumble dryer, dishwasher and fridge, internal door leading to shower room and external door leading to garden.

Shower Room

5' 6" x 5' 4" (1.68m x 1.63m)

Double glazed window to side aspect, suite comprising shower cubicle with mains fed shower, low level corner wc, wash hand basin, tiled floor, fully tiled walls, recessed down lighting, extractor fan, column heated towel radiator.

Landing

Stairs leading from inner lobby to first floor landing, doors leading to both bedrooms and shower room;

Bedroom One

11' 2" x 14' 3" max into alcove (3.40m x 4.34m max into alcove)

Double glazed window to rear aspect overlooking rear garden, picture rail, radiator, door to en suite bathroom;

En Suite Bathroom

8' 8" x 6' 2" (2.64m x 1.88m)

Double glazed window to rear aspect, suite comprising corner bath with electric shower over, low level wc, pedestal sink, vinyl flooring, fully tiled walls, extractor fan, chrome heated towel rail, radiator.

Bedroom Two

11' x 9' 8" into recess narrowing to 9' (3.35m x 2.95m into recess narrowing to 2.74m)

Double glazed window to front aspect, over stairs cupboard with loft access, picture rail, radiator.



Ground Floor

Shower Room

7' 3" x 3' 8" (2.21m x 1.12m)

Double glazed window to front aspect, suite comprising shower cubicle with mains fed shower, low level wc, wash hand basin set into work top, vinyl flooring, extractor fan, radiator.

External

The property is approached via a harlequin tiled pathway to the front door through a low maintenance walled garden. At the rear is a patio enclosed garden and a storage shed. The passageway which serves access is shared with one neighbour and benefits from 3 PIR lights.



First Floor



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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

welcome to

Swansea Road, Norwich

- GOLDEN TRIANGLE LOCATION CLOSE TO SOUGHT AFTER SCHOOLS INCLUDING RECREATION ROAD INFANT AND AVENUES JUNIOR
- TWO RECEPTION ROOMS AND TWO DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM / FIRST FLOOR SHOWER ROOM / EN SUITE BATHROOM
- MOSTLY DOUBLE GLAZED / GAS FIRED CENTRAL HEATING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

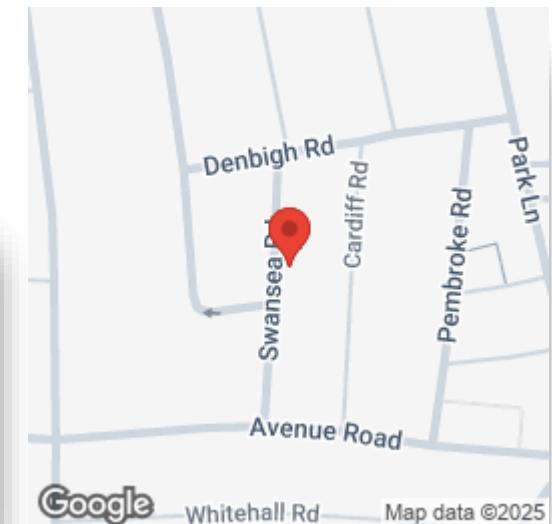
£300,000



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directions to this property:

Proceed out of Norwich via the Unthank Road taking a right hand turn into Park Lane. The road turns west into Avenue Road; take Swansea Road, the third road on the right hand side, where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR106895 - 0011

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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