



**Wellington Road, Norwich NR2 3HT**

**welcome to**

**Wellington Road, Norwich**

Offered to the market with NO ONWARD CHAIN, this inviting period terraced home offers entrance hall entry and three bedrooms off the landing! Located in an enviable position with easy access to local facilities and amenities, internal viewings are recommended!





### Entrance Hall

Double glazed door to front aspect, radiator, doors to lounge and dining room.

### Lounge

Double glazed bay window to front aspect, radiator.

### Dining Room

Double glazed window to rear aspect, radiator, stairs leading to first floor landing, door to kitchen;

### Kitchen

Double glazed window to side aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, electric oven, ceramic hob, plumbing and space for washing machine, under counter space for fridge, gas fired central heating boiler, tiled floor, double glazed door to side aspect leading to the garden, door to bathroom;

### Bathroom

Double glazed window to side aspect suite comprising bath with mixer tap and glass screen, low level wc, pedestal sink, fully tiled walls, extractor fan, tiled floor, radiator.

### Landing

Stairs leading from dining room to first floor landing, doors to all first floor bedrooms.

### Bedroom One

Double glazed window to front aspect, walk-in wardrobe, over stairs storage area, radiator.

### Bedroom Two

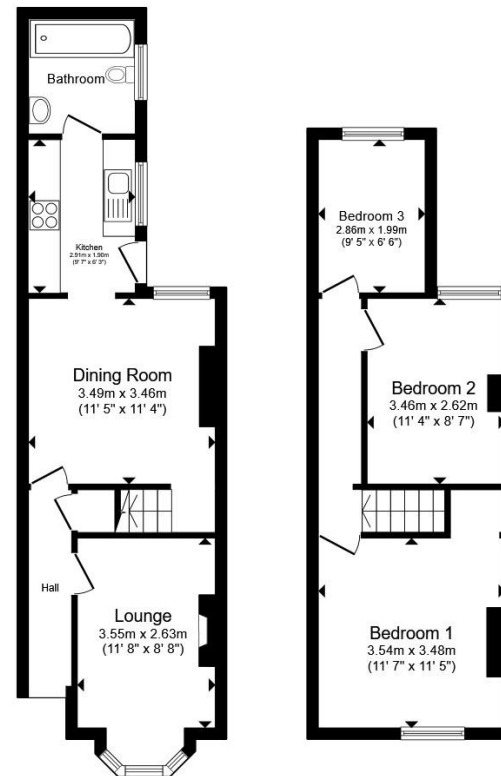
Double glazed window to rear aspect, radiator.

### Bedroom Three

Double glazed window to rear aspect, radiator.

### External

The property is approached via a gated access leading to the front door and low level brick wall to the front. To the rear there is a generous sized garden laid to artificial grass and offering timber shed storage.



Ground Floor

First Floor

Total floor area 72.1 m<sup>2</sup> (776 sq.ft.) approx

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](http://www.propertybox.io)



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## **Wellington Road, Norwich**

- MID TERRACED HOME
- ENTRANCE HALL LEADING TO TWO RECEPTION ROOMS
- THREE BEDROOMS OF LANDING
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- LOCATED IN THE GOLDEN TRIANGLE OFFERING EASY ACCESS TO LOCAL SCHOOLS, FACILITIES AND AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/UNR106452](https://williamhbrown.co.uk/Property/UNR106452)



Property Ref:  
UNR106452 - 0002

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