



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

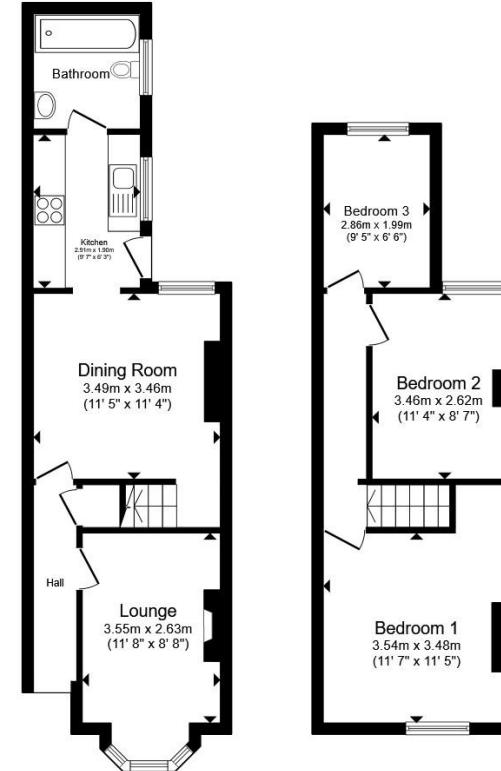
Double glazed window to rear aspect, radiator.

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 m² (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



welcome to

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

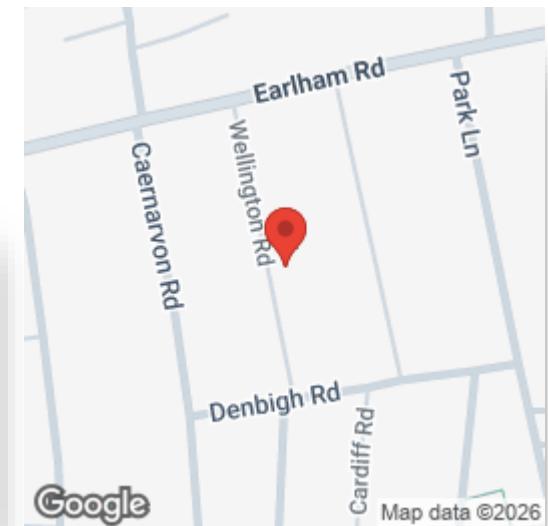
offers in excess of

£250,000



directions to this property:

Proceed out of Norwich along the Earlham Road taking a left hand turning into Wellington Road where the property will be located on your left hand side.



view this property online williamhbrown.co.uk/Property/UNR106452

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.



Property Ref:
UNR106452 - 0002

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