

Astley & co

ESTATE AGENTS



Over the Passage Mid Terraced House

Two Large Bedrooms

**Work-in-Progress Ensuite Bathroom to
Bedroom 2**

Extended Kitchen with Part Glazed Roof

Ensuite to Bedroom 1

Downstairs Cloakroom



142 Knowsley Road
Norwich, NR3 4PU

**Offers in Excess of
£240,000**

Living Room 11' 3" x 11' 4" (3.422m x 3.450m)

Dining Room 14' 8" x 11' 3" (4.465m x 3.422m)

Kitchen 16' 2" x 6' 3" (4.929m x 1.916m)

Bedroom 1 15' 2" x 11' 3" (4.629m x 3.421m)
Window to front, radiator, Ensuite with WC, wash basin and working shower

Bedroom 2 15' 2" x 11' 2" (4.613m x 3.399m)
Window to rear, radiator, door to ensuite

Ensuite 10' 4" x 8' 6" (3.153m x 2.582m)
Window to rear, work-in progress for large bathroom with freestanding roll-top bath, walk-in shower with waterfall shower, WC and vanity wash basin, heated towel rail.

Bisected Garden
Bisected garden with large storage shed and paved patio area

Cloakroom
Cloakroom comprising WC and hand wash basin, radiator

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.