



**The Avenues, Norwich NR2 3QT**

**welcome to**

**The Avenues, Norwich**

**\*\*AN ESTABLISHED FAMILY HOME WITHIN 0.1 MILES OF THE UEA\*\*** William H Brown are pleased to offer this ideally located home, perfect for a family or investor being offered with no onward chain.



### **Entrance Porch**

Entrance door to the side, UPVC front and side windows, door to hall.

### **Hall**

Staircase to first floor landing, doors to lounge and dining room.

### **Lounge**

15' 5" x 10' 4" ( 4.70m x 3.15m )

UPVC front and rear windows, gas fire with surround and hearth, radiator

### **Dining Room**

11' 9" x 8' 9" ( 3.58m x 2.67m )

UPVC front window, radiator.

### **Kitchen**

15' 9" x 6' 9" ( 4.80m x 2.06m )

Fitted with a matching range of base, wall and drawer units, sink unit and drainer, space and point for free standing gas oven, plumbing for washing machine, space for free standing fridge freezer, UPVC rear window, opening onto rear lobby.

### **Rear Lobby**

Storage cupboard, door to side, door to shower room.

### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, low level wc, wash hand basin with cupboards below, UPVC rear window.

### **Bedroom One**

15' 5" x 8' 8" ( 4.70m x 2.64m )

Built in cupboard, built in wardrobe, UPVC front and rear windows, radiator.

### **Bedroom Two**

12' 1" x 7' 8" ( 3.68m x 2.34m )

UPVC front window, radiator.

### **Bedroom Three**

9' 5" x 7' 5" ( 2.87m x 2.26m )

UPVC rear window, radiator

### **Outside**

To the front of the property there is an enclosed lawned garden with a paved driveway with gated access. To the rear of the property there is an enclosed lawned garden with a patio area, mature trees and a garden shed.



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## The Avenues, Norwich

- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- CORNER PLOT GARDEN
- DRIVEWAY PARKING
- CLOSE TO THE CITY CENTRE WITH BUS LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £285,000



### directions to this property:

From the Unthank Road office continue up Unthank Road, at the lights turn right on to Coleman Road, at the 4th set of lights turn right on to The Avenues.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR104589 - 0005

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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.



william h brown



**01603 667077**



[Unthankroad@williamhbrown.co.uk](mailto:Unthankroad@williamhbrown.co.uk)



161 Unthank Road, Norwich, Norfolk, NR2 2PG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**