





Avenue Road, Norwich, NR2 3HN

william
h brown

welcome to

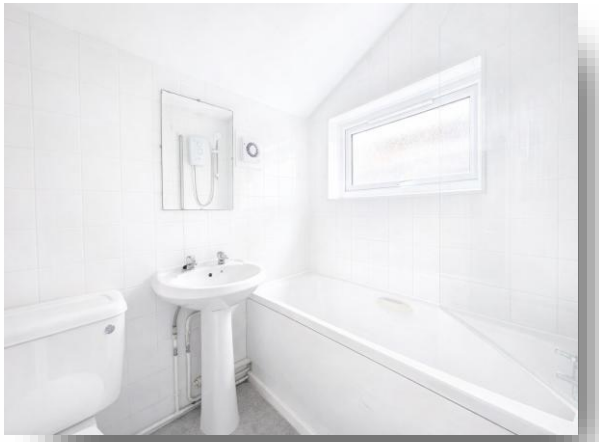
Avenue Road, Norwich

GUIDE PRICE>> £160,000! Located in the heart of the Golden Triangle this period mid terraced home is being offered to the market with no onward chain!













Lounge
Composite door to front aspect, double glazed window to front aspect, radiator, door to inner lobby.

Inner Lobby
Door from lounge, stairs to first floor landing, door to dining room.

Dining Room
Double glazed window to rear aspect, under stairs cupboard, radiator, 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, freestanding cooker, plumbing and space for washing machine, space for fridge / freezer, wall mounted gas fired central heating boiler, double glazed door to side aspect leading to garden, door to bathroom.

Bathroom
Double glazed window to side aspect, suite comprising bath, pedestal sink, low level wc, radiator.

Landing
Stairs leading from inner lobby to first floor landing, doors to bedrooms one and two.

Bedroom One
Double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom Two
Double glazed window to rear aspect, radiator, door to bedroom three.

Bedroom Three
Double glazed window to rear aspect, radiator.

External
The property is approached via a gated pathway leading to the front door. To the rear there is a low maintenance garden laid to patio and offering access to the passageway.

Important Notice
For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price
The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

welcome to

Avenue Road, Norwich

- MID TERRACED HOME
- TWO RECEPTION ROOMS
- TWO / THREE BEDROOMS
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- CENTRAL GOLDEN TRIANGLE LOCATION

Tenure: Leasehold EPC Rating: E
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1898. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000

directions to this property:

Proceed out of Norwich via the Unthank Road taking a right hand turn into Park Lane. Park Lane then becomes Avenue Road where the property will be located on your left hand side.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR107007

The Property Ombudsman

Property Ref:
UNR107007 - 0005

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.

william h brown

01603 667077

Unthankroad@williamhbrown.co.uk

161 Unthank Road, Norwich, Norfolk, NR2 2PG

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.