

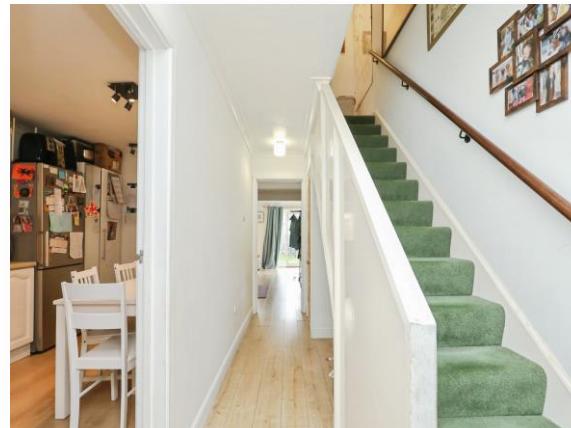


Belvoir Street, Norwich NR2 3AZ

welcome to

Belvoir Street, Norwich

YOUR NEXT HOME AWAITS... Situated within Norwich's vibrant Golden Triangle this spacious family home offers more than meets the eye. Offering 936 sq feet of accommodation, this home stands out from the local crowd!!



Entrance Porch

Double glazed door to side aspect, laminate floor, doors to wc and entrance hall.

Wc

Suite comprising low level wc, wash hand basin, part tiled walls, laminate floor, skylight window.

Entrance Hallway

Door from entrance porch, laminate floor, under stairs cupboard,

Kitchen

15' x 8' 6" (4.57m x 2.59m)

Double glazed window to front aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, freestanding cooker, over head cooker hood, plumbing and space for washing machine and dishwasher, gas fired central heating boiler, laminate flooring, radiator.

Lounge / Dining Room

19' 5" x 15' (5.92m x 4.57m)

Double glazed window and patio doors to rear aspect, laminate floor, radiator.

Landing

Stairs leading from entrance hall to first floor landing, airing / storage cupboard, doors to all bedrooms and bathroom.

Bedroom One

10' 4" plus recess x 11' 9" (3.15m plus recess x 3.58m)

Double glazed window to front aspect, over stairs cupboard, laminate floor, radiator.

Bedroom Two

9' 6" plus door recess x 8' 7" (2.90m plus door recess x 2.62m)

Double glazed window to rear aspect, laminate floor, radiator.

Bedroom Three

11' 2" x 5' 9" (3.40m x 1.75m)

Double glazed window to rear aspect, laminate floor, radiator.

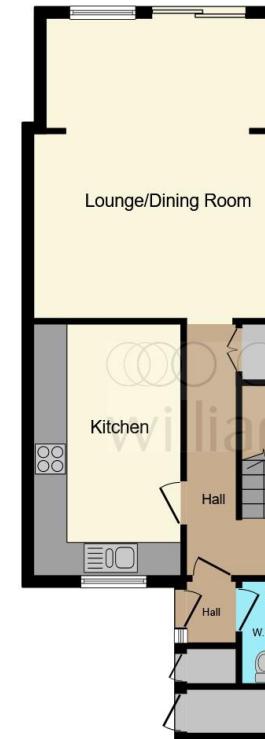
Bathroom

Suite comprising bath with mixer tap and shower attachment over, low level wc, wash hand basin, part tiled walls, laminate floor, skylight window, wall mounted heater, radiator

External

The property is approached via a pathway leading to the front door through a garden that offers an array of plants and shrubs. There is the advantage of a brick built storage shed adjoining the property.

To the rear there is an enclosed garden laid to lawn and patio that benefits from a west facing aspect.



Ground Floor



First Floor

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.focalagent.com



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welcome to

Belvoir Street, Norwich

- MID TERRACED HOME
- THREE BEDROOMS AND BATHROOM (OFF LANDING)
- ON STREET PERMIT PARKING AVAILABLE
- ENCLOSED WEST FACING GARDEN LAID TO LAWN AND PATIO
- GOLDEN TRIANGLE LOCATION WITH LOCAL AMENITIES AND FACILITIES WITHIN WALKING DISTANCE

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£270,000



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directions to this property:

Proceed out of Norwich via the Earlham Road taking a right hand turning into Heigham Road. Take your next left into Stafford Street and then right into Belvoir Street where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR106708 - 0003

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.

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