



Cunningham Road, Norwich NR5 8HG

welcome to

Cunningham Road, Norwich

SEMI DETACHED HOME WITHIN CLOSE PROXIMITY OF UEA William H Brown are pleased to present to the market this spacious family home ideally suited to a family or buy to let investor. Early viewing is recommended.



Entrance Hall

UPVC double glazed door to front aspect, tiled floor, under stairs cupboard, radiator, doors to lounge and kitchen, stairs to first floor landing.

Lounge

11' 7" max x 12' 9" (3.53m max x 3.89m)
UPVC double glazed window to front aspect, radiator, door to bedroom;

Bedroom

9' 8" max x 10' 9" (2.95m max x 3.28m)
UPVC double glazed french doors to rear aspect leading to rear garden, radiator.

Kitchen

10' 2" x 12' 5" (3.10m x 3.78m)
UPVC double glazed window to rear aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, electric oven and hob, plumbing and space for washing machine, space for fridge / freezer, gas fired central heating boiler, UPVC double glazed door to rear aspect leading to garden.

Landing

Stairs leading from entrance hall to first floor landing, UPVC double glazed window on stairwell, loft access, doors leading to all first floor bedrooms, bathroom and wc.

Bedroom

11' 7" narrowing to 9' 9" x 13' max (3.53m narrowing to 2.97m x 3.96m)
UPVC double glazed window to front aspect, built in cupboard, radiator.

Bedroom

9' x 11' plus recess (2.74m x 3.35m plus recess)
UPVC double glazed window to rear aspect, two built in cupboards, radiator.

Bedroom

10' 2" x 7' 4" (3.10m x 2.24m)
UPVC double glazed window to rear aspect, radiator.

Bathroom

UPVC double glazed window to rear aspect, suite comprising 'P' shaped bath, electric shower over, pedestal sink, part tiled walls, extractor fan, radiator.

Wc

UPVC double glazed window to front aspect, suite comprising low level wc.

External

The property is approached via a driveway providing off road parking whilst to the rear of the property is a generous sized garden laid to lawn patio with brick built storage shed.



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

Cunningham Road, Norwich

- ESTABLISHED 1950s SEMI DETACHED HOME
- LOCATED WITHIN CLOSE PROXIMITY OF THE UNIVERSITY OF EAST ANGLIA, NORFOLK AND NORWICH HOSPITAL AND LOCAL AMENITIES
- FOUR BEDROOMS OPERATING AS A RECENT AND SUCCESSFUL BUY TO LET PROPERTY
- DRIVEWAY PARKING
- GARDENS LAID TO LAWN AND PATIO WITH EXTERNAL BRICK BUILT SHED

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£280,000



directions to this property:

Proceed out of Norwich via the Earlham Road taking your third exit at the Fiveways roundabout onto Earlham Green Lane. Take a left hand turn into Cunningham Road and then right into Mottram Close where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106848 - 0003

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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.



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