

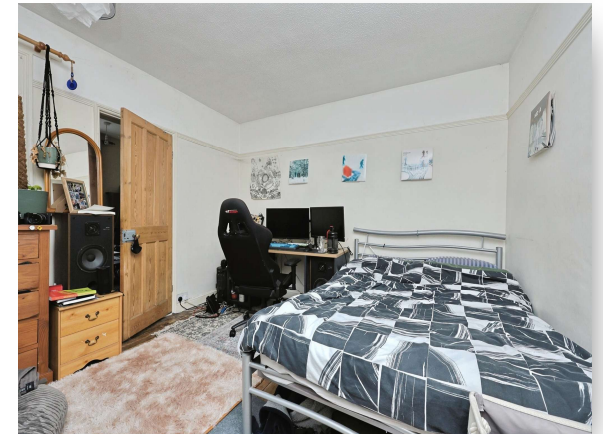


Dover Street, Norwich NR2 3LQ

welcome to

Dover Street, Norwich

A bright and characterful Victorian terrace in the heart of NR2's Golden Triangle, offering two / three generous bedrooms, spacious living areas, a modern kitchen and bathroom, and a private rear garden, all within easy reach of Unthank Road and Norwich city centre.



Lounge

11' 8" x 11' 5" max (3.56m x 3.48m max)

Door to front aspect, double glazed window to front aspect, wood floor, picture rail, cast iron fireplace, radiator, door to inner lobby.

Inner Lobby**Dining Room**

11' 8" x 11' 5" max (3.56m x 3.48m max)

Kitchen

8' 2" x 6' 8" (2.49m x 2.03m)

Bathroom**Landing****Bedroom One**

11' 8" x 11' 5" max (3.56m x 3.48m max)

Bedroom Two

11' 8" x 11' 5" max (3.56m x 3.48m max)

Bedroom Three

8' 3" x 6' 9" (2.51m x 2.06m)

External

The rear garden offers a south / west facing aspect and is mainly laid to lawn with access to the passageway.



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welcome to

Dover Street, Norwich

- Attractive Victorian terrace in a popular NR2 location
- Bright and well-proportioned living spaces
- Modern kitchen and bathroom
- Two comfortable double bedrooms
- Private rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£260,000



directions to this property:

Proceed out of Norwich via the Unthank Road taking a right hand turn into Dover Street where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106967 - 0004

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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