

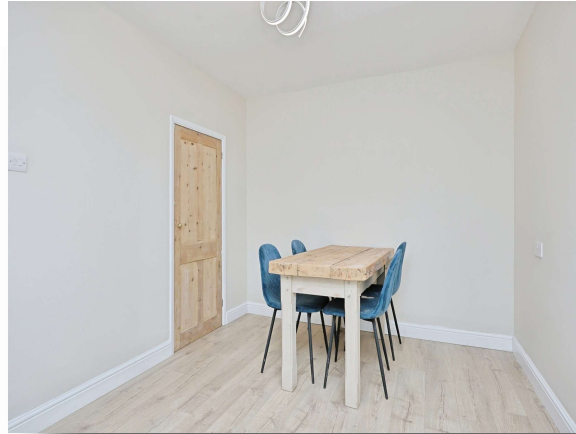


Leicester Street, Norwich NR2 2AS

welcome to

Leicester Street, Norwich

*****GUIDE PRICE £290,000-£300,000 - SITUATED WITHIN THE HEART OF NR2 THIS UNIQUE HOME OFFERS VERSATILE ACCOMMODATION WITH OFF ROAD PARKING*****



Entrance Hall

Door to front aspect, LVT flooring, doors leading to living room and sitting room / dining room, stairs to first floor landing.

Living Room

Double glazed windows to front and side aspects, door to front aspect, radiator, stairs down to basement reception room.

Basement Reception

Sitting Room

Double glazed window to front aspect, LVT flooring, under stairs storage cupboard, open to kitchen.

Kitchen

Double glazed windows to front aspect, modern fitted kitchen comprising a range of wall and base units, work surfaces over inset one and a half bowl ceramic sink and drainer, electric oven and built in microwave, ceramic hob with extractor hood over, LVT flooring, radiator, open to utility area.

Utility Area

Wall mounted gas fired central heating boiler, plumbing and space for washing machine, laminate flooring, double glazed door to rear aspect leading to garden, door to shower room.

Shower Room

Double glazed window to rear aspect, modern suite comprising walk in shower cubicle with mains fed shower, low level wc, pedestal sink, laminate flooring, extractor fan, chrome heated towel rail.

Landing

Stairs leading from entrance hall to first floor landing, doors to both bedrooms.

Bedroom One

Double glazed window to front aspect, radiator, door to en suite bathroom.

En Suite Bathroom

Double glazed window to front aspect, modern white

suite comprising paneled bath with mixer tap and shower attachment over, low level wc, vanity sink unit, laminate flooring, extractor fan, heated towel rail

Bedroom Two

Double glazed windows to front and side aspect, over stairs cupboard, radiator.

External

The property sits on a corner plot with off street parking to the side. The rear garden sits on the south west side of the property which is low maintenance and paved patio. There are double gates to the front aspect to make this versatile garden an additional parking space.



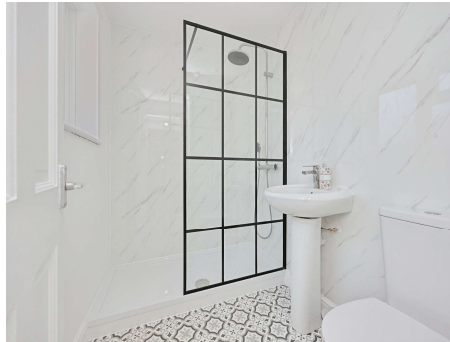
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welcome to

Leicester Street, Norwich

- GUIDE PRICE £290,000-£300,000
- SITUATED IN THE HEART OF NR2 THE PROPERTY OFFERS CLOSE PROXIMITY TO LOCAL FACILITIES AND AMENITIES, SCHOOLING PARKS AND AN ARRAY OF PUBLIC HOUSES
- VERSATILE ACCOMMODATION COMPRISING TWO / THREE RECEPTION ROOMS IDEAL FOR HOME WORKING OR ADDITIONAL SPACE TO RELAX
- TWO FIRST FLOOR DOUBLE BEDROOMS WITH LARGE WINDOWS DRAWING IN AN ABUNDANCE OF NATURAL LIGHT
- MODERN GROUND FLOOR SHOWER ROOM AND FIRST FLOOR EN SUITE BATHROOM



directions to this property:

Proceed out of Norwich via the Newmarket Road taking a right hand turn into Brunswick Road, left hand turn into Newmarket street followed by a right hand turn into York Street where the property will be located on your left hand side on the corner of York Street and Newmarket street.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106179 - 0002

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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



161 Unthank Road, Norwich, Norfolk, NR2 2PG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)