



**Edgeworth Road, Norwich NR5 8JD**

**welcome to**

**Edgeworth Road, Norwich**

**\*\*INVESTMENT OPPORTUNITY\*\*** William H Brown are pleased to offer to the market this ready made investment opportunity.



### **Entrance Hall**

Door to front aspect, tiled floor, door to bedroom, kitchen and stairs to first floor.

### **Bedroom**

13' 5" x 12' 9" max ( 4.09m x 3.89m max )  
Double glazed window to front aspect, gas fire, radiator.

### **Kitchen**

10' 1" x 12' 6" ( 3.07m x 3.81m )  
Fitted kitchen with a range of wall and base units, roll top work surfaces, inset sink and drainer, gas hob, stainless steel chimney style cooker hood over, electric cooker, plumbing and space for washing machine, tiled floor, open to lounge;

### **Lounge**

10' 1" x 12' 6" ( 3.07m x 3.81m )  
Double glazed door to side aspect, double glazed french doors to rear aspect leading to garden, tiled floor, space for fridge freezer, doors to utility room, office to bedroom five and wc;

### **Wc**

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

### **Utility**

9' 8" x 6' 2" max ( 2.95m x 1.88m max )  
Double glazed window to side aspect, fitted units comprising a range of wall and base units, roll top work surfaces over, tiled splash back, plumbing and space for washing machine, tiled floor.

### **Office**

9' 7" x 8' ( 2.92m x 2.44m )  
Double glazed window to rear aspect, tiled floor, doors to bedroom;

### **Bedroom**

7' 1" x 11' ( 2.16m x 3.35m )  
doors to office area.

### **Landing**

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

### **Bedroom**

10' 2" x 11' ( 3.10m x 3.35m )  
Double glazed window to rear aspect, over stairs cupboard, radiator.

### **Bedroom**

11' 7" max x 13' max ( 3.53m max x 3.96m max )  
Double glazed window to front aspect, built in cupboard, gas fired central heating boiler, radiator.

### **Bedroom**

9' x 13' max ( 2.74m x 3.96m max )  
Double glazed window to rear aspect, built in cupboard, radiator.

### **Bathroom**

Double glazed window to rear aspect, suite comprising bath with mixer tap, electric shower over, glass shower screen, vanity sink unit, chrome heated towel rail.

### **Wc**

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

### **Outside**

The property is approached via a driveway providing off road parking whilst to the rear there is an enclosed garden laid to lawn and patio with brick built extension providing scope for extension.



**view this property online** [williamhbrown.co.uk/Property/UNR106026](http://williamhbrown.co.uk/Property/UNR106026)



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## Edgeworth Road, Norwich

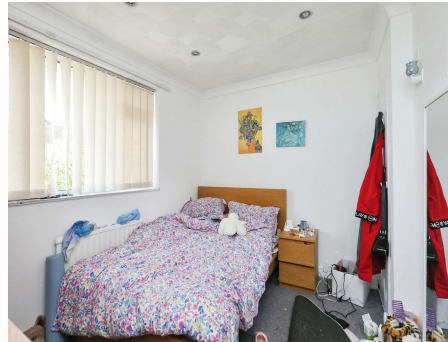
- INVESTMENT OPPORTUNITY
- FIVE BEDROOMS
- CLOSE TO UEA
- DOUBLE GLAZING / GAS FIRED CENTRAL HEATING
- BRICK BUILT EXTENSION OFFERING FURTHER SCOPE TO EXTEND INTERNAL ACCOMMODATION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£260,000**



### directions to this property:

Head out of Norwich along the Earlham Road taking your third exit at the Fiveways roundabout onto Earlham Green Lane. Take a left hand turn into Cunningham Road, right into Scarnell Road and then left into Edgefield road where the property will be located on your left hand side.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106026 - 0015

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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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