



St. Philips Road, Norwich, NR2 3BL

welcome to

St. Philips Road, Norwich

ATTRACTIVE PERIOD HOME IN FAVOURED GOLDEN TRIANGLE LOCATION - Offered with no onward chain this well proportioned family home benefits from a west facing garden with outbuilding. Internal viewing is highly recommended.



Entrance Hall

Door to front aspect with fanlight over, laminate flooring, under stairs cupboard, corbels, radiator, doors to lounge, dining room and kitchen / breakfast room, stairs to first floor landing.

Lounge

12' 3" max x 12' 2" (3.73m max x 3.71m)

Sash window to front aspect, cast iron fireplace with surround and pamment hearth, picture rail, radiator.

Dining Room

11' 4" max x 11' (3.45m max x 3.35m)

French doors to rear aspect, picture rail, radiator.

Kitchen / Breakfast Room

22' 3" x 8' 8" max (6.78m x 2.64m max)

Casement and sash window to side aspect, fitted kitchen comprising a range of base units, roll top work surfaces over, inset stainless steel one and a half bowl sink and drainer, gas hob, electric oven, fitted shelving units, tongue and groove wood paneling, gas fired central heating boiler, door to utility room;

Utility Room

6' x 4' 5" (1.83m x 1.35m)

Window to rear aspect, double glazed door to side aspect leading garden, plumbing and space for washing machine, tiled floor, door to shower room;

Shower Room

6' x 3' 8" (1.83m x 1.12m)

Window to rear aspect, suite comprising walk in shower, with electric shower over, low level wc, wash hand basin, tiled floor, fully tiled floor, extractor fan, radiator.

Landing

Stairs leading from entrance hall to first floor landing, over stairs storage cupboard, loft access, doors to all bedrooms and bathroom.

Bedroom One

12' 3" max x 10' 3" (3.73m max x 3.12m)

Sash window to front aspect, cast iron fireplace,

picture rail, radiator.

Bedroom Two

11' 3" max x 11' (3.43m max x 3.35m)

Sash window to rear aspect, cast iron fireplace, picture rail, radiator.

Bedroom Three

10' x 8' 9" max (3.05m x 2.67m max)

Sash window and casement window to side and rear aspects, radiator.

Bathroom

Sash window to front aspect, suite comprising bath, low level wc, pedestals sink, vinyl flooring, radiator.

External

The property is approached via a pathway leading to the front door through a garden laid to lawn with low level shrubs. To the rear there is a west facing garden which is mainly laid to lawn with a variety of plants and shrubs. The garden leads to a brick built shed which could be used as storage or be converted into leisure use. The garden is enclosed by wall and fencing with access via a shared passageway.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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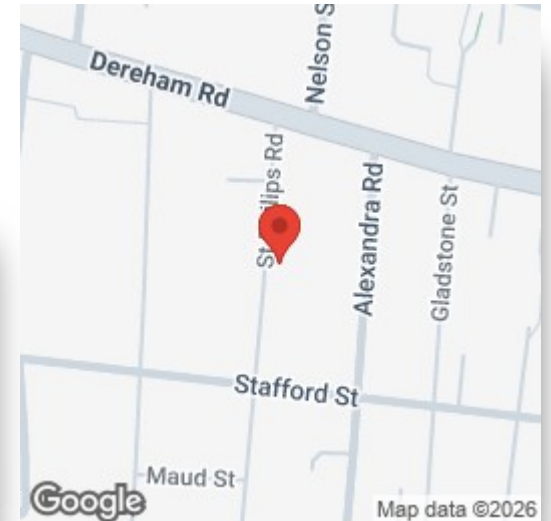
- HALL ENTRANCE TERRACED HOME
- LOCATED ON A TREE LINED ROAD IN NORWICH'S ESTEEMED GOLDEN TRIANGLE
- TWO RECEPTION ROOMS
- THREE FIRST FLOOR BEDROOMS
- PRIVATE & GENEROUS WEST FACING REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106883 - 0011

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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