



Leicester Street, Norwich, NR2 2AS

welcome to

Leicester Street, Norwich

A well-presented two-bedroom terraced house for sale in Norwich's popular Golden Triangle, offering two reception rooms, two bathrooms, a sunny low-maintenance garden and excellent access to local amenities and transport links.



For sale is this well-presented two-bedroom terraced house, set on a popular road in Norwich's sought-after Golden Triangle and offered with no onward chain.

The property is in good condition throughout, with two welcoming reception rooms. The front sitting room features a focal fireplace with a working woodburner and wooden flooring. To the rear, a second reception area provides flexible space for dining or an additional seating area. The kitchen is fitted with modern units, attractive red tiled splashbacks and ample worktop space, flowing into the utility room with access to the garden and a downstairs shower room

Upstairs are two double bedrooms, both bright and neutrally decorated the main bedroom including a white three-piece suite with shower-over-bath en-suite

Outside, the southerly aspect rear garden is a real asset, offering an enclosed, low-maintenance space with artificial lawn and planting.

Leicester Street is ideally positioned for the amenities of the Golden Triangle, with its independent cafés, pubs and shops along Unthank Road and Earlham Road. Green open space is close by at Heigham Park and Chapelfield Gardens.

Entrance Porch

Lounge

Inner Lobby

Dining Room

Kitchen

Bathroom

Landing

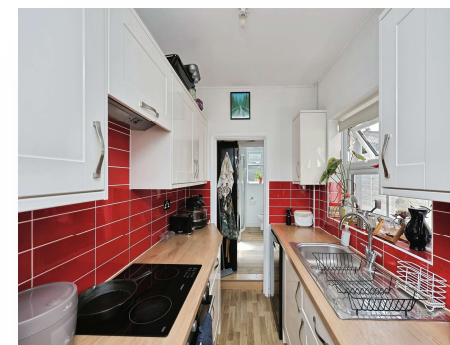
Bedroom One

Bedroom Two

En Suite

External

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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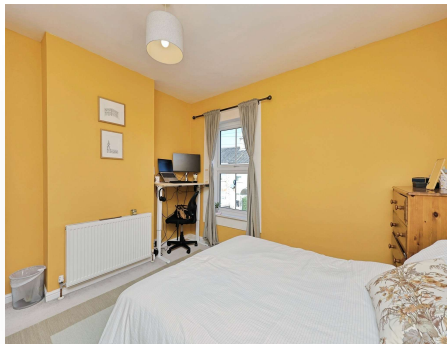
- NO UPWARD CHAIN
- Two Bedroom House
- Two Reception Rooms
- Living room with working woodburner
- Downstairs Shower Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106552 - 0003

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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william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk