



Highland Road, Norwich NR2 3NW

welcome to

Highland Road, Norwich

AN EXCEPTIONAL AND DECEPTIVELY SPACIOUS HOME IN THE HEART OF THE GOLDEN TRIANGLE. Offering three bedrooms, two comfortable bedrooms accompanied by a ground floor shower room and first floor ensuite internal viewing is highly recommended!



Lounge

12' 9" narrowing to 11' 3" x 11' 3" max (3.89m narrowing to 3.43m x 3.43m)

Door to front aspect, double glazed window to front aspect, stripped wood floor, picture rail, cast iron wood burner, tiled hearth, oak mantelpiece, wall lighting, radiator, door to inner lobby;

Inner Lobby

Door from lounge, stairs to first floor landing, stripped wood floor, door to dining room;

Dining Room

11' 2" x 11' 7" max (3.40m x 3.53m max)

Double glazed window to rear aspect, under stairs cupboard housing consumer unit, stripped wood floor, radiator, door to kitchen;

Kitchen

8' 4" x 6' 6" (2.54m x 1.98m)

Double glazed window to side aspect, door to side aspect, fitted kitchen with a range of wall and base units, roll top work surfaces, inset stainless steel sink and drainer, gas hob, electric oven, laminate flooring, gas fired central heating boiler, door to rear lobby;

Rear Lobby

Double glazed window to side aspect, space for fridge / freezer, plumbing and space for washing machine, radiator, door to shower room;

Shower Room

Double glazed window to side aspect, suite comprising shower cubicle with electric shower, pedestal sink, low level wc, tiled floor, fully tiled walls, wall mounted electric heater, radiator.

Landing

Stairs leading from inner lobby to first floor landing, doors to bedrooms two and three, stairs leading to bedroom one.

Bedroom Two

11' 3" x 11' 7" max (3.43m x 3.53m max)

Double glazed window to rear aspect, cast iron fireplace, over stairs cupboard, picture rail, radiator, door to en suite;

En Suite

Double glazed window to rear aspect, suite comprising P shaped bath, mixer tap, mains fed shower over, glass shower screen, vanity sink unit, low level wc, tiled floor, part tiled walls, radiator.

Bedroom Three

8' 5" x 11' 7" max (2.57m x 3.53m max)

Double glazed window to front aspect, cast iron fireplace, radiator.

Bedroom One

30' 9" x 10' max (9.37m x 3.05m max)

Double glazed windows to rear aspect, Velux windows to front aspect, radiators.

External

The property is approached via pathway to the front door with low level brick wall to the front. To the rear there is an enclosed garden laid to artificial lawn and decking.



Total floor area 106.5 m² (1,147 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- MID TERRACED
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GROUND FLOOR SHOWER ROOM / FIRST FLOOR EN SUITE
- LOFT CONVERSION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£315,000



view this property online williamhbrown.co.uk/Property/UNR106927

directions to this property:

Proceed out of Norwich via Unthank Road taking a right hand turn into Christchurch Road at the traffic lights. Take your third exit on the left 'Highland Road' where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR106927 - 0002

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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