





Glebe Road, Norwich, NR2 3JH

william h brown

welcome to

Glebe Road, Norwich

A larger than average and well-presented mid terrace home in Norwich's sought-after NR2 Golden Triangle. Offering bright modern interiors and a private rear garden with OFF ROAD PARKING and the advantage of NO ONWARD CHAIN!





A beautifully maintained two-bedroom terrace situated on the ever-popular Glebe Road, right in the heart of Norwich's Golden Triangle. This attractive home blends period charm with thoughtful modern updates, creating a warm, inviting space perfectly suited to first-time buyers, young families, or those seeking a well-connected city base.

The property opens into a bright and welcoming sitting room with separate dining room, featuring a comfortable reception space for everyday living and entertaining. Large windows draw in natural light, highlighting the clean décor and generous proportions. To the rear, a modern galley kitchen installed within the last 3 years offers excellent storage and practical workspace, whilst a modern shower room completes the downstairs accommodation. Upstairs, you'll find two well-balanced bedrooms, including an ensuite bathroom to the rear bedroom. The bathroom is neatly finished, offering a fresh, contemporary feel.

Outside, the property enjoys a private rear garden, providing a peaceful space for relaxing, outdoor dining, or light gardening with the unique advantage of rear access and off road parking. 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.

Lounge

Inner Lobby

Dining Room

Kitchen

Rear Lobby

Shower Room

Landing

Bedroom One

En Suite

Bedroom Two

External







view this property online williamhbrown.co.uk/Property/UNR107173

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directions to this property:

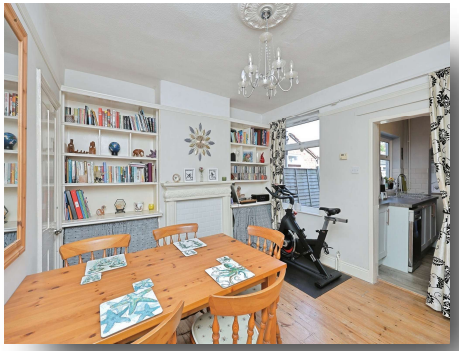
Proceed out of Norwich via the Unthank Road taking a right hand turn into Glebe Road where the property will be located on your right hand side

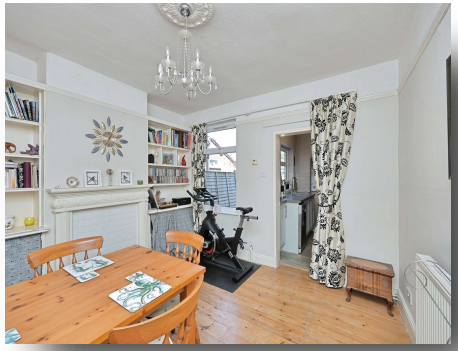
- LOCATED ON GLEBE ROAD A PREMIUM LOCATION WITHIN NORWICH'S HIGHLY SOUGHT AFTER GOLDEN TRIANGLE
- TWO COMFORTABLE RECEPTION ROOMS
- TWO DOUBLE BEDROOMS OF WHICH THE REAR BEDROOM OFFERS AN ENSUITE BATHROOM
- NEWLY FITTED KITCHEN WITH ADJOINING REAR LOBBY WHICH OFFERS SPACE FOR THE WASHING MACHINE AND FRIDGE / FREEZER

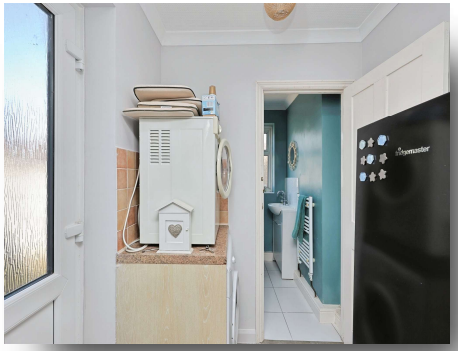
Tenure: Freehold EPC Rating: D
Council Tax Band: B

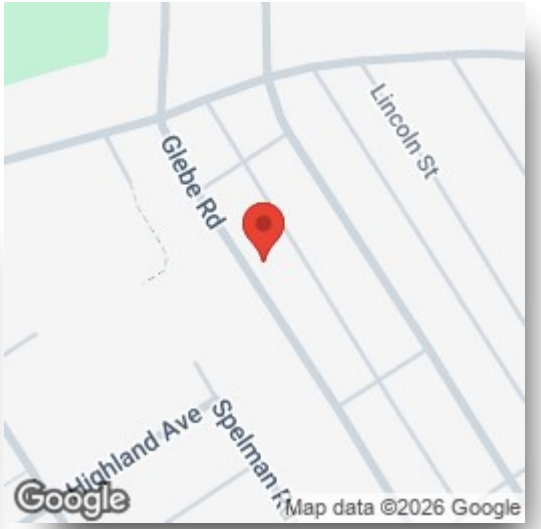
offers in excess of

£290,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
UNR107173 - 0016

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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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