



Pembroke Road, Norwich NR2 3HD

welcome to

Pembroke Road, Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS TWO BED MID TERRACE VICTORIAN HOME. Located in the highly regarded golden triangle. The property itself would make a perfect first time purchase.



Living Room

10' 9" max x 11' 3" max (3.28m max x 3.43m max)

UPVC double glazing, front aspect

Dining Room

11' 9" max x 11' 4" (3.58m max x 3.45m)

UPVC double glazing rear aspect, radiator and under stairs cupboard with door leading to the garden.

Kitchen

7' 9" x 6' (2.36m x 1.83m)

fitted kitchen with a range of wall and base units, sink with mixer tap, 4 ring electric hot, and oven.

Bedroom One

15' 6" x 11' 4" (4.72m x 3.45m)

UPVC Double glazed rear aspect with radiator, leading to En-Suite

Bedroom Two

11' 5" x 12' (3.48m x 3.66m)

UPVC Double glazed front aspect with radiator.

En-Suite

With shower cubicle, wash hand basin, low level w/c, heated towel rail

Outside

The property benefits from on-street permit parking whilst to the rear of the property there is a bi-sected garden with brick-built storage sheds at the rear, the addition of a unique modern hand built home office with UPVC double glazing, power and insulation can also be found.



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.focalagent.com



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welcome to

Pembroke Road, Norwich

- Two bedroom Victorian terrace
- Prime Golden triangle location
- Close to well regarded schools
- Vendors have found
- Stylish home office in garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

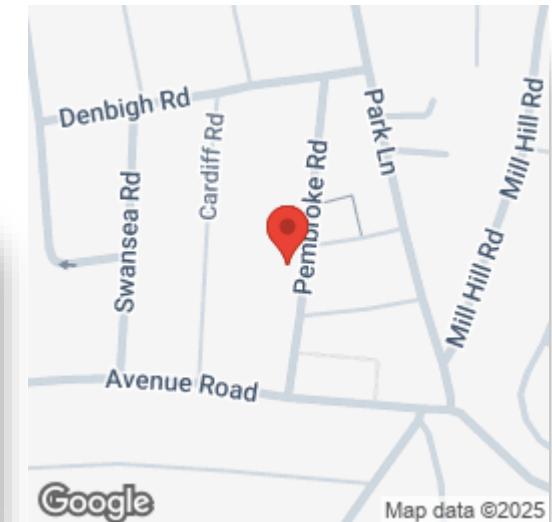
£270,000



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directions to this property:

From the Unthank Road office proceed into Norwich along the Unthank Road taking a left-hand turning after the pedestrian crossing into Park Lane bear right into the continuation of Park Lane taking a left-hand turning into Doris Road where the property will be found straight ahead of you on Pembroke Road.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR106897 - 0004

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



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