



Silver Road, Norwich, NR3 4TG

welcome to

Silver Road, Norwich

William H Brown presents this impressive three-bedroom mid-terrace home with a converted loft, located in the highly desirable NR3 area of Norwich. Offering fantastic potential, spacious accommodation over three floors, a brand-new roof, and No Onward Chain.



Description

William H Brown Norwich are delighted to present to the market this impressive three-bedroom mid-terrace home, complete with a converted loft room, ideally situated in the ever-popular and vibrant NR3 area of Norwich.

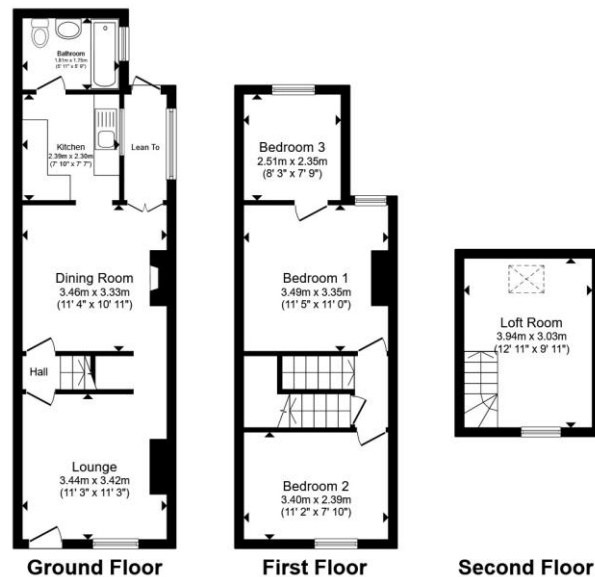
Offering fantastic potential throughout, the well-proportioned accommodation begins on the ground floor, which comprises a welcoming lounge, a separate dining room, a fitted kitchen, a practical lean-to, & a family bathroom. To the first floor, the landing leads to two comfortable bedrooms, with a third bedroom accessed off the primary bedroom - making it an ideal setup for a nursery, dressing room, or home office. Stairs from the first floor lead up to the second floor, where you will find a versatile converted loft room, perfect for a variety of uses.

Externally, the property boasts a low-maintenance front garden and a desirable non-bisected rear garden, providing a private space ideal for relaxing or outdoor dining. Further notable benefits include double glazing, gas central heating, a brand-new roof, and the significant advantage of no onward chain.

Location: Silver Road is perfectly positioned within easy walking distance of Norwich City Centre. The property is close to a wealth of local amenities, including reputable schooling, popular local pubs, independent shops, diverse restaurants, and major supermarkets. Excellent transport links provide easy access to the Norwich Ring Road, the NDR, Norwich International Airport, and Norwich Train Station.

Agent's 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.



Total floor area 85.2 m² (917 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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welcome to

Silver Road, Norwich

- Three-Bedroom Mid-Terrace House situated in the ever-popular NR3 area
- Versatile Converted Loft Room providing extra usable space on the second floor
- Brand New Roof recently installed for ultimate peace of mind
- Brand New Kitchen recently installed.
- Non-Bisected Rear Garden offering a private, low-maintenance outdoor space

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144578 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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