



**Buckingham Road, Norwich NR4 7DQ**

**welcome to**

**Buckingham Road, Norwich**

A well-presented four-bedroom semi-detached home in NR4, featuring a flexible ground floor bedroom that can be removed to create a larger living space. The property benefits from a private garden, driveway parking,



**Entrance Hall**

Leading to kitchen and living room, and stairs to the upper floor.

**Kitchen**

UPVC double glazed windows to the front aspect. modern fitted kitchen, 4 ring electric hob and oven, sink with mixer tap, leading to utility room.

**Utility Room**

Window to the rear with door leading to rear garden. plumbing for washing machine, sink with mixer tap.

**Landing**

Three bedrooms off the landing, bathroom and WC

**Bedroom 1**

UPVC windows to the front aspect, radiator, built in storage.

**Bedroom 2**

UPVC windows to the front aspect, built in storage

**Bedroom 3**

UPVC windows to the rear aspect, ground floor, built in storage.

**Bedroom 4**

UPVC Windows to the rear, built in wardrobe, radiator

**Lounge**

UPVC windows to the front aspect, Radiator, leading to bedroom 3



***view this property online*** [williamhbrown.co.uk/Property/UNR107060](http://williamhbrown.co.uk/Property/UNR107060)



welcome to

## Buckingham Road, Norwich

- \*\*\*CHAIN FREE\*\*\*
- Close to well regarded schools
- 3/4 Bedroom semi detached home
- Off street parking
- Close to shops and other amenities

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

offers in excess of

**£300,000**



### directions to this property:

Follow Unthank Road away from the city, at the 2nd set of traffic lights turn right on to Colman Road, at the 1st set of lights turn left on to south park avenue, buckingham road is the first left after Colman junior school.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/UNR107060](http://williamhbrown.co.uk/Property/UNR107060)



Property Ref:  
UNR107060 - 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.



william h brown



**01603 667077**



[Unthankroad@williamhbrown.co.uk](mailto:Unthankroad@williamhbrown.co.uk)



161 Unthank Road, Norwich, Norfolk, NR2 2PG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**