



**Beverley Road, Norwich NR5 8DL**

**welcome to**

**Beverley Road, Norwich**

William H Brown are delighted to present an exceptional opportunity to acquire this charming three-bedroom mid-terrace residence, nestled in the highly sought-after NR5 postcode. A standout feature of this property is the thoughtfully integrated and seamlessly extended living space to the rear.



date electrics and boiler service.

### **Lounge**

18' 3" x 14' 7" ( 5.56m x 4.45m )

Sliding door to rear garden, herringbone LVT flooring with underfloor heating, lantern skylight and spot lights.

### **Reception Room**

14' 6" x 13' 7" ( 4.42m x 4.14m )

Double glazed window to front aspect, wooden flooring and radiator.

### **Kitchen/Diner**

11' 7" x 13' 7" ( 3.53m x 4.14m )

Tiled flooring, range of wall and base units, integrated fridge/freezer, washing machine, gas oven, induction hob, ceramic sink, extractor fan and storage cupboard.

### **First Floor**

#### **Bedroom One**

16' 11" x 9' 5" ( 5.16m x 2.87m )

Two double glazed windows to front aspect, carpeted flooring, spotlights and radiator.

#### **Bedroom Two**

12' 9" x 8' 5" ( 3.89m x 2.57m )

Double glazed window to rear aspect, carpeted flooring and cupboard.

#### **Bedroom Three**

9' x 8' ( 2.74m x 2.44m )

Double glazed window to rear aspect, carpeted flooring and radiator.

### **Bathroom**

Tiled flooring and walls, bath tub with shower over, wash hand basin with mixer tap, toilet and towel rail.

### **Exterior**

Immaculately landscaped rear garden mainly laid to lawn with patio area. To the front there is driveway parking.

### **Agents Note**

The owner has informed us the property has up to



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## Beverley Road, Norwich

- Guide Price £260,000 - £280,000
- Excellent condition throughout
- Extended to the rear
- Large living space
- Three bedrooms of landing

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NOR143318 - 0010

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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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