





Avenue Road, Norwich, NR2 3HN

william h brown

welcome to

Avenue Road, Norwich

*** VENDORS HAVE FOUND****





Beautifully maintained and thoughtfully arranged throughout, this three-bedroom terraced property delivers generous accommodation ideal for modern family life. The welcoming sitting room at the front of the home leads seamlessly into a separate dining area, offering versatile spaces for both relaxation and entertaining. A well-appointed kitchen provides plenty of cupboard storage and preparation space, while the ground-floor bathroom enhances practicality.

On the first floor, three bedrooms offer flexibility for growing families, visiting guests, or those needing a dedicated home office. Outside, the south-facing rear garden enjoys excellent privacy and is not overlooked by neighbouring boundaries, creating an enjoyable space for outdoor living. There is also scope to extend into the loft, subject to the necessary consents, presenting an exciting opportunity to add further accommodation. Combining space, potential and a sought-after setting, this is a home that will appeal to a wide range of buyers.

Living Room

Dining Room

Kitchen

Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

External







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Avenue Road, Norwich

- Vendors have found
- Private garden
- Great location
- Close to well regarded schools
- Golden Triangle

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
UNR107035 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01603 667077

Unthankroad@williamhbrown.co.uk

161 Unthank Road, Norwich, Norfolk, NR2 2PG

williamhbrown.co.uk