



Quebec Road, Norwich, NR1 4HZ

welcome to

Quebec Road, Norwich

****CHAIN FREE****

A well-presented three bedroom end terrace house with accommodation spread across 3 floors. Externally the property boasts ample off road parking to the front aspect with a fully enclosed garden to the rear. RARE OPPORTUNITY to have this much parking in this location.



Description

A spacious and versatile three-bedroom home with two additional loft rooms, generous living accommodation and a useful detached outbuilding. Offering approximately 1,168 sq ft (108.5 sq m) of accommodation arranged over three floors, this well-proportioned property provides flexible living space ideal for families, home working or those requiring additional rooms.

The ground floor features a welcoming entrance porch leading into the hallway, a comfortable lounge measuring approximately 3.74m x 3.48m, and a particularly generous dining room measuring approximately 4.41m x 3.70m. To the rear is the fitted kitchen, together with a convenient downstairs shower room.

On the first floor are two well-proportioned bedrooms, including the principal bedroom measuring approximately 3.75m x 3.50m, along with a family bathroom.

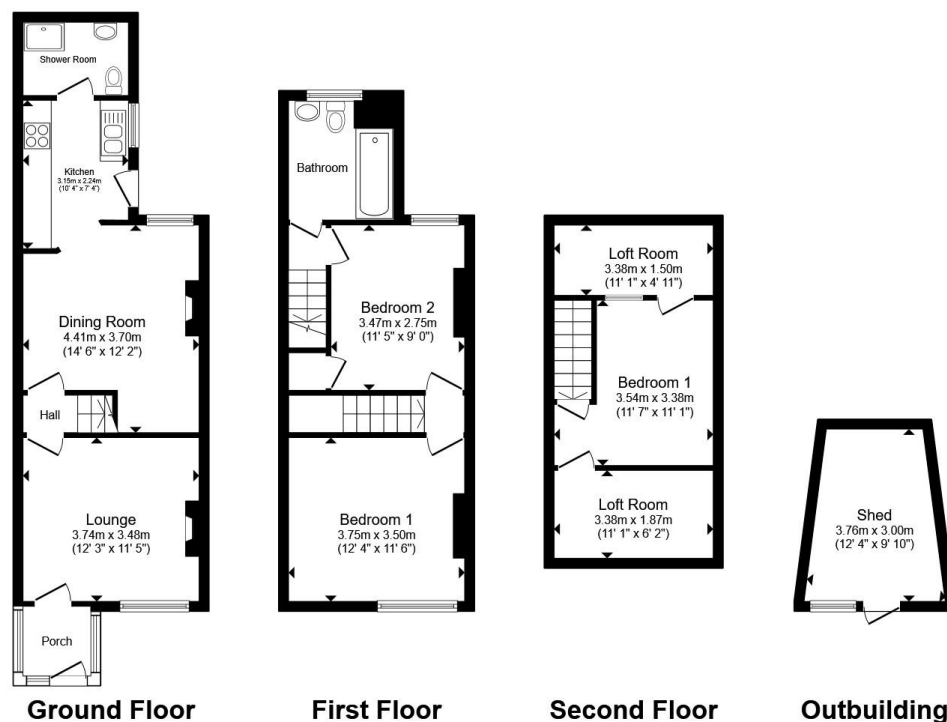
The second floor provides a further third bedroom, together with two useful eaves spaces, offering excellent flexibility for a home office, dressing room, hobbies or additional storage.

Externally, the property also benefits from a separate brick outbuilding/shed measuring approximately 3.76m x 3.00m, providing useful additional storage.

With accommodation extending across three floors and a versatile layout, this property offers excellent scope for modern family living and should be viewed to fully appreciate the space on offer.

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 108.5 m² (1,168 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

Quebec Road, Norwich

- CHAIN FREE
- Ample off road parking
- Enclosed rear garden
- 3 bedrooms
- 2 reception rooms
- 2 bathrooms (1 shower room, 1 bathroom)
- Well-presented throughout

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

£285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR144681 - 0002

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.

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