



Newmarket Street, Norwich NR2 2DP

welcome to

Newmarket Street, Norwich

*****GUIDE PRICE £260,000-£270,000 - THREE BEDROOMS OFF LANDING***** Offering two reception rooms, modern family bathroom, low maintenance bi-sected rear garden and on-street permit parking. Ideal for first time or investment buyers. Call to arrange your viewing!



Lounge

11' 9" max into alcove x 10' 9" (3.58m max into alcove x 3.28m)

UPVC double glazed front window, UPVC door to front aspect, wooden surround, pamment hearth, radiator, door to inner lobby.

Inner Lobby

Staircase to first floor, open to dining room.

Dining Room

12' max x 9' 3" plus recess extending to 12' 3" max (3.66m max x 2.82m plus recess extending to 3.73m max)

Radiator, wooden surround, pamment hearth, UPVC double glazed door to rear aspect, open to kitchen.

Kitchen

8' 5" x 6' (2.57m x 1.83m)

UPVC double glazed side window, fitted kitchen with base, wall and drawer units, work surfaces, inset stainless steel sink and drainer, electric oven, gas hobs, stainless steel style cooker hood over, plumbing and space for washing machine, under counter space for fridge and freezer, tiled floor, tiled splashbacks, gas fired central heating boiler, door to bathroom.

Bathroom

6' 8" x 5' 4" (2.03m x 1.63m)

Aluminium framed double glazed side window, suite comprising bath with mixer taps and shower attachment over, glass shower screen, pedestal sink, low level wc, fully tiled walls. tiled flooring, extractor fan, chrome heated towel rail.

First Floor Landing

Stairs leading from inner lobby, over stair cupboard, loft access.

Bedroom One

15' max into alcove x 11' (4.57m max into alcove x 3.35m)

Two UPVC double glazed front windows, two radiators.

Bedroom Two

12' x 6' 5" (3.66m x 1.96m)

UPVC double glazed rear window, radiator.

Bedroom Three

9' x 7' 6" plus door recess (2.74m x 2.29m plus door recess)

UPVC double glazed rear window, radiator.

Outside

To the front of the property there is a low level wall with a shingle pathway to the front door. To the rear there is a low maintenance, laid to patio garden, bi-sectioned access to passageway.

Agents Note

There is an easement on the title, please enquire with the branch.



Ground Floor

First Floor

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.focalagent.com



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Newmarket Street, Norwich

- GUIDE PRICE £260,000-£270,000
- THREE BEDROOMS OFF LANDING
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED WINDOWS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

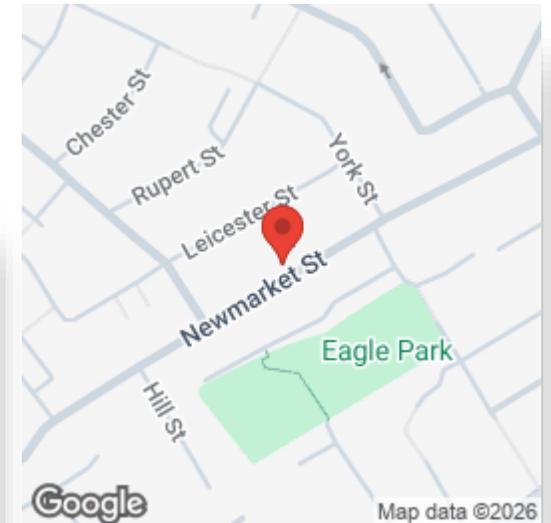
guide price

£260,000



directions to this property:

Leave Norwich via St Stephens Road, at the traffic lights continue straight onto Newmarket Road. Take the first right onto Brunswick Road and then take the third left onto Newmarket Street where the property will be situated on your right just after York Street.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106901 - 0005

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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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