



The Avenues, Norwich NR2 3QT

welcome to

The Avenues, Norwich

AN ESTABLISHED FAMILY HOME WITHIN 0.1 MILES OF THE UEA William H Brown are pleased to offer this ideally located home, perfect for a family or investor being offered with no onward chain!



Entrance Porch

Entrance door to the side, UPVC front and side windows, door to hall.

Hall

Staircase to first floor landing, doors to lounge and dining room.

Lounge

15' 5" x 10' 4" (4.70m x 3.15m)

UPVC front and rear windows, gas fire with surround and hearth, radiator

Dining Room

11' 9" x 8' 9" (3.58m x 2.67m)

UPVC front window, radiator.

Kitchen

15' 9" x 6' 9" (4.80m x 2.06m)

Fitted with a matching range of base, wall and drawer units, sink unit and drainer, space and point for free standing gas oven, plumbing for washing machine, space for free standing fridge freezer, UPVC rear window, opening onto rear lobby.

Rear Lobby

Storage cupboard, door to side, door to shower room.

Shower Room

Fitted with a three piece suite comprising shower cubicle, low level wc, wash hand basin with cupboards below, UPVC rear window.

Bedroom One

15' 5" x 8' 8" (4.70m x 2.64m)

Built in cupboard, built in wardrobe, UPVC front and rear windows, radiator.

Bedroom Two

12' 1" x 7' 8" (3.68m x 2.34m)

UPVC front window, radiator.

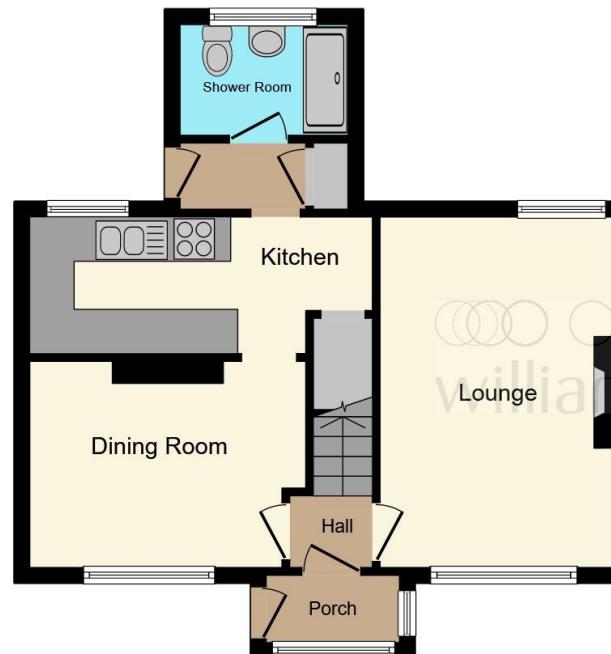
Bedroom Three

9' 5" x 7' 5" (2.87m x 2.26m)

UPVC rear window, radiator

Outside

To the front of the property there is an enclosed lawned garden with a paved driveway with gated access. To the rear of the property there is an enclosed lawned garden with a patio area, mature trees and a garden shed.



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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welcome to

The Avenues, Norwich

- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- CORNER PLOT GARDEN
- DRIVEWAY PARKING
- CLOSE TO THE CITY CENTRE WITH BUS LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£285,000



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directions to this property:

From the Unthank Road office continue up Unthank Road, at the lights turn right on to Coleman Road, at the 4th set of lights turn right on to The Avenues.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR104589 - 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



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