



**Patteson Road, Norwich, NR3 3EN**



**welcome to**

**Patteson Road, Norwich**

**\*\*NO ONWARD CHAIN\*\*** Immaculately presented mid-terrace home offering well-proportioned accommodation arranged over two floors and finished to a high standard throughout. Located in a highly popular NR3 road this property presents a perfect first time buy or investment purchase.



## Lounge

12' x 11' 10" ( 3.66m x 3.61m )

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

## Dining Room

12' x 12' ( 3.66m x 3.66m )

Double glazed door to rear aspect, wooden flooring and radiator.

## Kitchen

10' x 6' 11" ( 3.05m x 2.11m )

Double glazed window to side aspect, range of base units, electric hob, oven and cooker hood, sink.

## Bathroom

Double glazed window to side aspect, bathtub with shower over, toilet and wash hand basin.

## First Floor

### Bedroom One

12' x 11' 10" ( 3.66m x 3.61m )

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

### Bedroom Two

9' 5" x 9' 4" ( 2.87m x 2.84m )

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

### Bedroom Three

9' 10" x 6' 10" ( 3.00m x 2.08m )

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

## Exterior

Fully enclosed rear garden mainly laid to lawn with shingle area.



Ground Floor

First Floor

Total floor area 78.9 m<sup>2</sup> (849 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](http://www.propertybox.io)

  
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## **Patteson Road, Norwich**

- NO ONWARD CHAIN
- High quality finish
- Popular NR3 location
- Generous rear garden
- Three bedrooms off landing

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

# £270,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NOR136896 - 0003

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**william h brown**



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



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