



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.

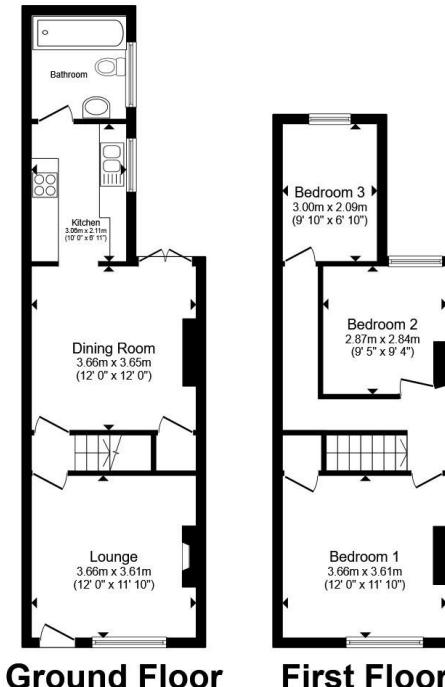
Bedroom Three

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.



Total floor area 78.9 m² (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



welcome to

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



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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.



Property Ref:
NOR136896 - 0003



Please note the marker reflects the postcode not the actual property

 william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk