



The Avenues, NORWICH NR4 7DR

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 Hall

Door to front aspect, engineered wood flooring, radiator, doors to living room, kitchen and stairs to first floor landing.

Living Room

19' 5" x 11' 9" (5.92m x 3.58m)
Double glazed window to front aspect, double glazed french doors to rear aspect, gas fire, radiator.

Kitchen

12' 2" x 9' 2" (3.71m x 2.79m)
Double glazed windows to front and side aspect, fitted kitchen comprising a range of wall and base units, inset sink and drainer, tiled splash back, space for cooker, tiled floor, radiator, open to utility room;

Utility Room

6' 8" max x 8' 6" (2.03m max x 2.59m)
Comprising wall units, roll top work surfaces, plumbing and space for washing machine and tumble dryer, meter cupboard, double glazed door to rear aspect leading to garden, door to wc;

Wc

Double glazed window to rear aspect, suite comprising low level wc, wash hand basin, tiled floor.

First Floor Landing

Stairs leading from entrance hall to first floor landing, loft access, radiator, doors to all bedrooms, bathroom and wc;

Bedroom One

13' 3" max x 10' 8" narrowing to 9' 2" (4.04m max x 3.25m narrowing to 2.79m)
Double glazed window to front aspect, over stairs cupboard housing immersion tank, radiator.

Bedroom Two

10' 9" plus recess x 11' 9" narrowing to 10' 3" (3.28m plus recess x 3.58m narrowing to 3.12m)
Double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom Three

8' 3" x 8' 9" plus recess (2.51m x 2.67m plus recess)
Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising shower cubicle with electric shower, pedestal sink, tiled floor, chrome heated towel rail.

Wc

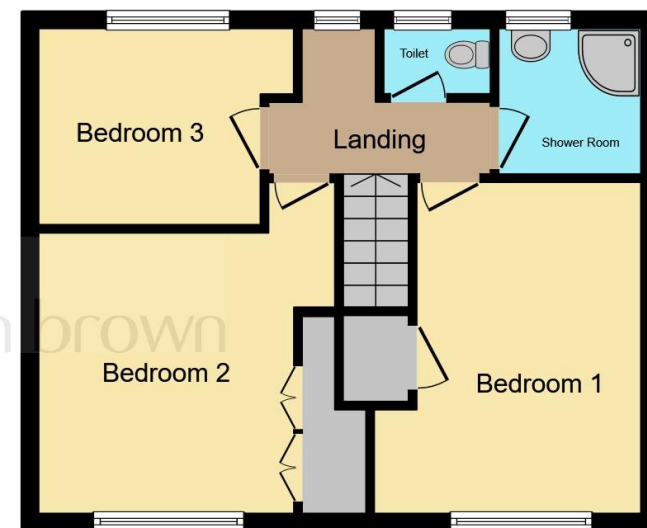
Double glazed window to rear aspect, suite comprising low level wc, radiator.

External

The property is approached via a driveway providing parking for one vehicle with shingle and mature trees to the front. To the rear there is an enclosed garden laid to patio an lawn with timber storage shed and side access gate.



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



view this property online williamhbrown.co.uk/Property/UNR106817



welcome to

The Avenues, NORWICH

- GUIDE PRICE £290,000-£300,000
- END TERRACED FAMILY HOME
- THREE BEDROOMS
- 0.1 MILES FORM THE UEA (3 MINUTE WALK VIA GOOGLE)
- IDEAL FAMILY HOME OR BUY TO LET INVESTMENT

Tenure: Freehold EPC Rating: D

Council Tax Band: B

directions to this property:

Proceed out of Norwich via the Earlham Road continuing over the ring road roundabout. At the Fiveways roundabout take your first exit onto Bluebell Road and then take a left into the Avenues where the property will be located on your right hand side.

offers in the region of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106817



Property Ref:
UNR106817 - 0005

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 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.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk