





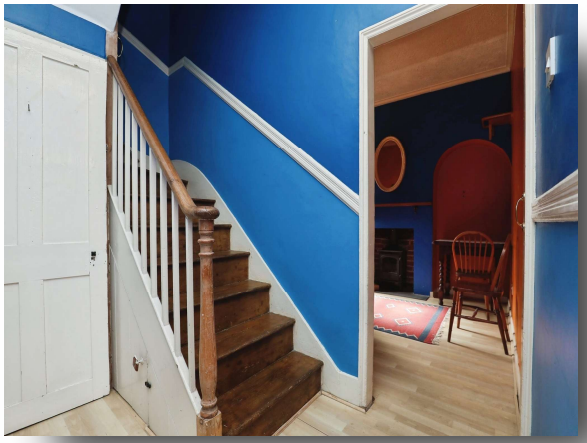
Trinity Street, Norwich, NR2 2BH

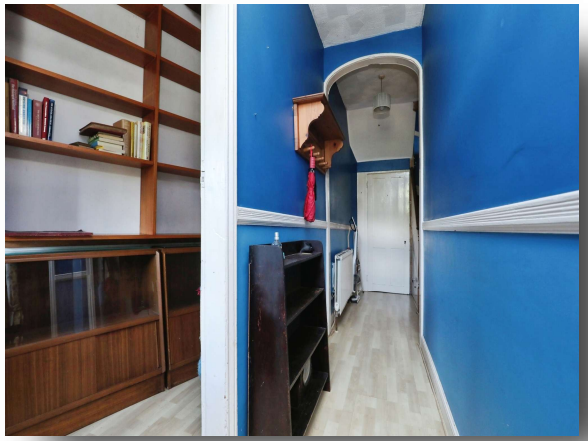
william h brown

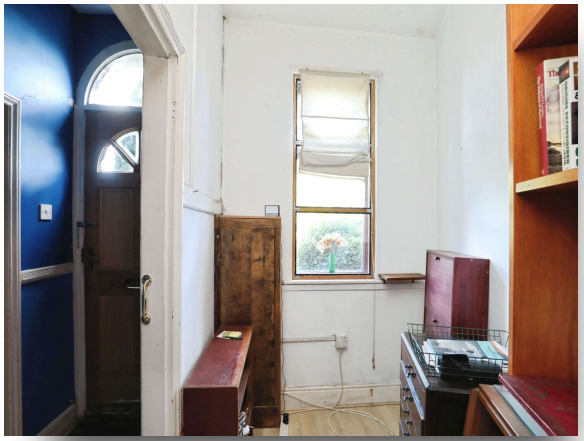
welcome to

Trinity Street, Norwich

Character and charm with views over Jenny Lind Park make this beautiful home a must see. Packed with Original features, private garden and being offered with no onward chain viewing is essential.













Entrance Hall
Door to front aspect, laminate floor, under stairs storage cupboard, radiator, door to lounge, open to study and dining room, stairs to first floor landing.

Study
11' 4" x 5' 7" max (3.45m x 1.70m max)
Window to front aspect, laminate floor.

Lounge
13' x 11' 1" (3.96m x 3.38m)
Window to front aspect, secondary glazing, wood floor, cast iron fireplace, tiled hearth, cornice, radiator.

Dining Room
10' x 9' 8" max (3.05m x 2.95m max)
Window to rear aspect, cast iron wood burner, slate hearth, laminate flooring, radiator.

Kitchen
9' x 10' 5" (2.74m x 3.17m)
Double glazed window to rear and side aspect, fitted kitchen comprising a range of base units, block wood work surfaces over, inset ceramic sink, mixer tap, tiled splash back, free standing gas cooker, under counter space for fridge and freezer, plumbing and space for washing machine, gas fired central heating boiler, tiled flooring, radiator, door access to side passage, doors to conservatory and shower room;

Conservatory
UPVC double glazed French doors leading to rear garden.

Shower Room
Double glazed window to rear aspect, suite comprising shower cubicle, low level wc, pedestal sink, storage cupboard, radiator.

Landing
Stairs leading from entrance hall to first floor landing, wood floor, loft access, doors to all bedrooms and shower room.

Bedroom One
11' 2" x 12' 9" max (3.40m x 3.89m max)
Double glazed window to front aspect, wood floor, radiator.

Bedroom Two
11' 4" x 13' 1" narrowing to 9' 1" (3.45m x 3.99m narrowing to 2.77m)
Double glazed window to front aspect, wood floor, radiator.

Bedroom Three
10' 2" x 9' 8" (3.10m x 2.95m)
Double glazed window to rear aspect, wood floor, radiator.

Shower Room
Double glazed window to rear aspect, suite comprising shower cubicle with mains fed shower, low level wc, wash hand basin, laminate flooring, part tiled walls, extractor fan, radiator.

External
The property is approached via a pathway leading to the front door whilst to the rear there is an enclosed garden laid to patio with mature beds and borders with the advantage of a storage shed.

welcome to

Trinity Street, Norwich

- OFFERS OVER £290,000
- THREE BEDROOM HALL ENTRANCE TERRACED HOME
- THREE RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR SHOWER ROOM
- WOULD BENEFIT FROM MODERNISATION

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

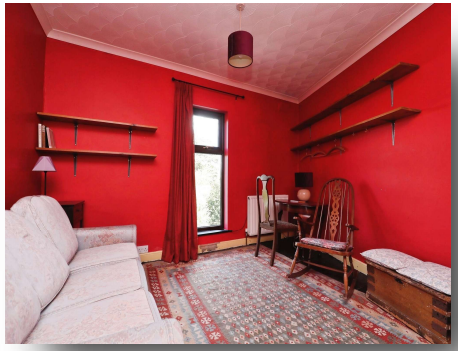
directions to this property:

From the William H Brown Unthank Road office proceed into Norwich along the Unthank Road taking a right-hand turning into Cambridge Street. As you approach the top of the road take a left-hand turning into Rupert Street and then a right into Trinity Street where the property will be located on your right-hand side.

offers over

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106836

The Property Ombudsman

Property Ref:
UNR106836 - 0008

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.

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