

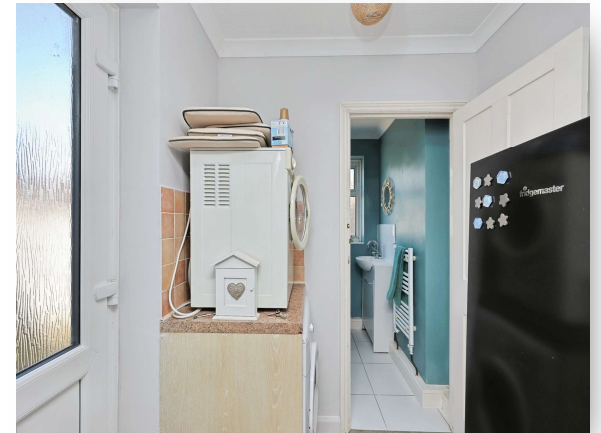


Glebe Road, Norwich NR2 3JH

welcome to

Glebe Road, Norwich

****LAUNCH DAY FRIDAY 31ST JULY - VIEWING BY APPOINTMENT ONLY**** A larger than average and well-presented mid terrace home in Norwich's sought-after NR2 Golden Triangle. Offering bright modern interiors and a private rear garden with OFF ROAD PARKING and the advantage of NO ONWARD CHAIN



Lounge

Composite door to front aspect with fanlight over, double glazed window to front aspect, ceiling rose cornice, wooden floors, fireplace, radiator, door to inner lobby.

Inner Lobby

Door from lounge, stairs to first floor landing, door to dining room.

Dining Room

Double glazed window to rear aspect, picture rail, wooden floors, under stairs cupboard housing fuseboard and electric meter, radiator, door to kitchen.

Kitchen

Double glazed window to side aspect, modern fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, gas hob, electric oven, integrated dishwasher, gas fired central heating boiler installed within the last 3 years, open to rear lobby.

Rear Lobby

Used as a utility area offering plumbing and space for washing machine and space for fridge / freezer, double glazed door to side aspect leading to garden, door to shower room.

Shower Room

Double glazed window to rear aspect, suite comprising shower cubicle with mains fed shower, wash hand basin, low level wc, tiled floor, extractor fan, heated towel rail.

Landing

Stairs leading from inner lobby to first floor landing, doors to both bedrooms.

Bedroom One

Double glazed window to rear aspect, radiator, door to ensuite bathroom.

En Suite

Double glazed window to rear aspect, suite comprising bath, separate shower cubicle with mains fed shower, vanity sink unit, low level wc, tiled floor, part tiled walls, extractor fan.

Bedroom Two

Double glazed window to front aspect, over stairs cupboard with loft access, radiator.

External

The property is approached via a pathway leading to the front door with low level brick wall to the front. To the rear the property enjoys a private rear garden, providing a peaceful space for relaxing, outdoor dining, or light gardening with the unique advantage of rear access and off road parking.



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welcome to

Glebe Road, Norwich

- LOCATED ON GLEBE ROAD A PREMIUM LOCATION WITHIN NORWICH'S HIGHLY SOUGHT AFTER GOLDEN TRIANGLE
- TWO COMFORTABLE RECEPTION ROOMS
- TWO DOUBLE BEDROOMS OF WHICH THE REAR BEDROOM OFFERS AN ENSUITE BATHROOM
- NEWLY FITTED KITCHEN WITH ADJOINING REAR LOBBY WHICH OFFERS SPACE FOR THE WASHING MACHINE AND FRIDGE / FREEZER
- IDEALLY POSITIONED FOR ACCESS TO NORWICH TRAIN STATION 1.3 MILES, NORWICH BUS STATION 1 MILE AND NORWICH AIRPORT 3.5 MILES

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

directions to this property:

Proceed out of Norwich via the Unthank Road taking a right hand turn into Glebe Road where the property will be located on your right hand side

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR107173 - 0007

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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