

HADLEY TAYLOR

37 LINDLEY STREET, NORWICH NR1 2HF

**EXCELLENTLY PRESENTED VICTORIAN HALL ENTRANCE HOUSE LOCATED IN THIS POPULAR LOCATION CLOSE TO THE CITY CENTRE WITH SITTING ROOM, DINING ROOM, BESPOKE KITCHEN, UTILITY ROOM, 2 BEDROOMS AND BATHROOM OFF THE LANDING, DELIGHTFUL SOUTH FACING REAR GARDEN, DOUBLE GARAGE, GAS FIRED CENTRAL HEATING AND A WEALTH OF PERIOD FEATURES
ENERGY RATING D**



Sitting Room



Dining Room



Kitchen



Bedroom 1



Rear Garden



Rear Elevation



GUIDE PRICE £275,000

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
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Location

The property is located within half a mile of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. Schools for all age groups, local shopping facilities, public houses and parks are all within easy reach. The University of East Anglia and the Norfolk and Norwich University Hospital are also close by.

Accommodation

The ground floor accommodation comprises entrance hall, sitting room with sash window and fireplace, dining room with fireplace and French doors leading to the garden, kitchen with timber work surfaces, bespoke units and a butler's sink and a utility room. On the first floor there are two bedrooms and a large bathroom off the landing. The house, which is excellently presented throughout, benefits from gas fired central heating and is part double glazed with a wealth of period features.

Outside

The front garden is enclosed with shrubs and a path leading to the front door. The south facing rear garden is enclosed and laid to patio with mature planting and access to the garage. The double garage has power and light and an up and over door giving access to a vehicle access road to the rear of the property.

Directions

Leave Norwich on Hall Road, turn left into Lindley Street and the property can be found on the right hand side of the road.

Local Authority

Norwich City Council.

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business: Monday to Friday: 0900 – 1730, Saturdays: 0930 – 1500



