

HADLEY TAYLOR

354 UNTHANK ROAD, NORWICH NR4 7QD

EXCELLENTLY PRESENTED VICTORIAN BAY FRONTED TERRACED HOUSE LOCATED IN THIS POPULAR PART OF THE GOLDEN TRIANGLE WITH SITTING ROOM, DINING ROOM, 16' KITCHEN, 2 DOUBLE BEDROOMS, WELL FITTED MODERN BATHROOM, GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING AND A NON-BISECTED SOUTH EAST FACING REAR GARDEN ENERGY RATING C



GUIDE PRICE £265,000

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.



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Location

The property is located approximately one mile from 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, public houses, local shopping facilities and Eaton Park are all within walking distance. The University of East Anglia and the Norfolk and Norwich University Hospital are also close by.

Accommodation

The ground floor accommodation comprises sitting room with bay window and feature fireplace, dining room and surprisingly spacious kitchen with a vista to the garden. On the first floor there are two double bedrooms and a well fitted modern en-suite bathroom. The property is excellently presented throughout and benefits from gas fired central heating and upvc double glazing.

Outside

The walled front garden is laid to lawn with a pathway leading to the front door. The rear garden is non-bisected, south east facing and laid to shingle with a conifer hedge, timber garden shed and side access via a shared passage.

Directions

Leave Norwich on Unthank Road, cross over the outer ring road and the house can be found on the left 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.



Sitting Room



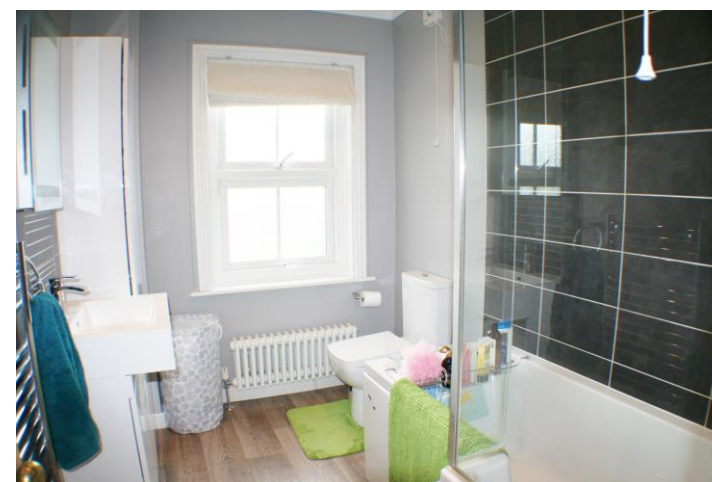
Dining Room



Kitchen



Bedroom 1



Bathroom



Rear Garden

