

HADLEY TAYLOR

282 UNTHANK ROAD, NORWICH NR4 7QD

EDWARDIAN HALL ENTRANCE BAY FRONTED TERRACE HOUSE LOCATED IN THE GOLDEN TRIANGLE WITH SITTING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, GROUND FLOOR CLOAKROOM, 3/4 BEDROOMS, FIRST FLOOR BATHROOM, GAS FIRED CENTRAL HEATING, A WEALTH OF PERIOD FEATURES AND A SOUTH EAST FACING NON BISECTED GARDEN ENERGY RATING E



Sitting Room



Dining Room



Bedroom 2



Kitchen



Rear Elevation



Rear Garden



GUIDE PRICE £325,000



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich NR4 7PJ
Tel: 01603 250248 sales@hadleytaylor.com**

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.

Location

The property is located a 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, local shopping facilities, public houses and parks are all within walking distance. The University of East Anglia and the Norfolk and Norwich hospital are also close by.

Accommodation

The ground floor accommodation comprises entrance hall, sitting room with bay window and fireplace, dining room with fireplace, kitchen, utility room, rear lobby and cloakroom. On the first floor there are three bedrooms, a dressing room/bedroom 4 and a bathroom.

Outside

The front garden is laid to shrub beds with a path leading to the front door. The non-bisected south east facing rear garden is laid to lawn with shrub borders, a large timber garden shed and rear access via a passage which leads to Mile End Road.

Directions

Leave Norwich on Unthank Road passing the parade of shops, cross over the outer ring road and the property 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

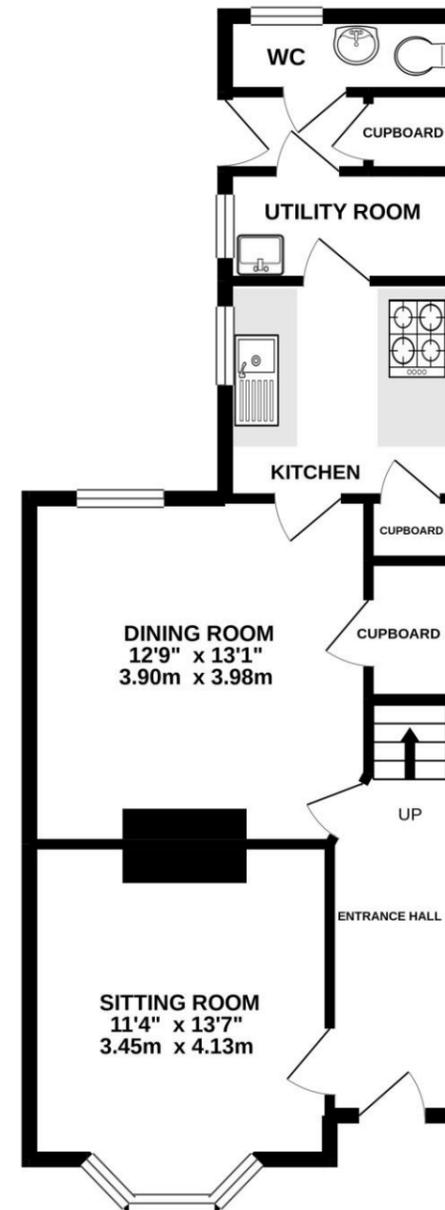
Selling your home

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.

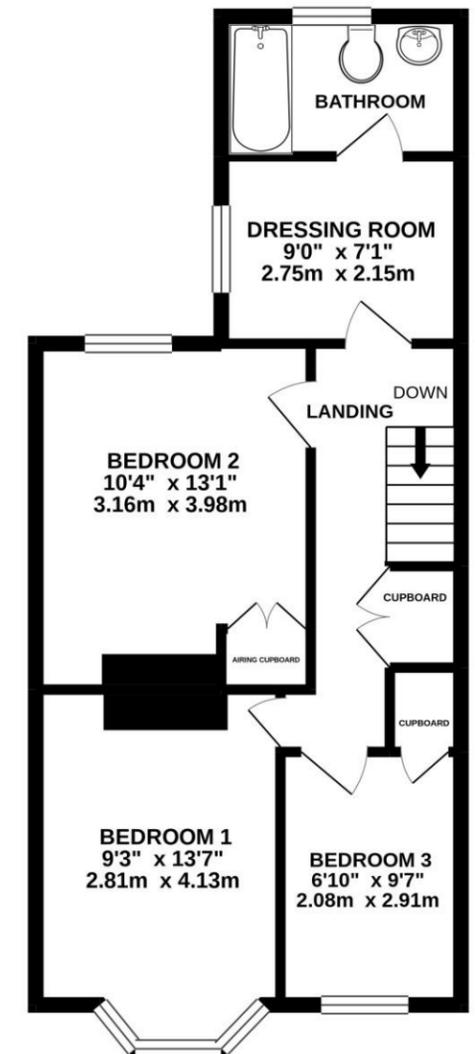
Hours of Business

Monday to Friday: 0900 – 1730, Saturdays: 0930 – 1500.

GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.