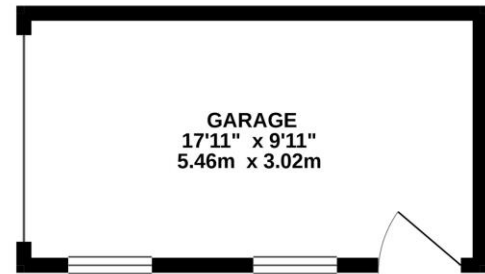
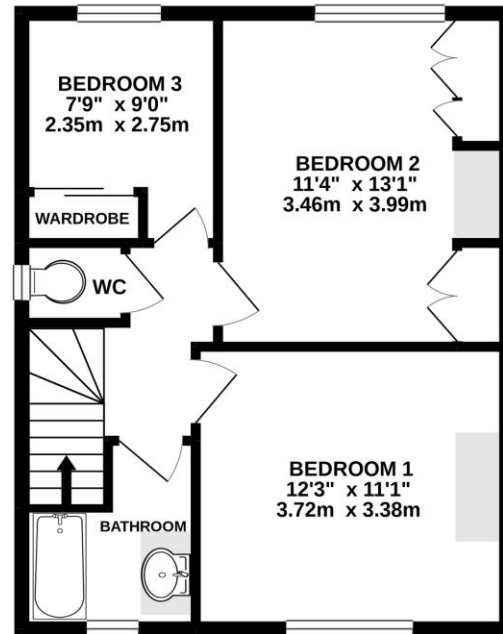


HADLEY TAYLOR

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

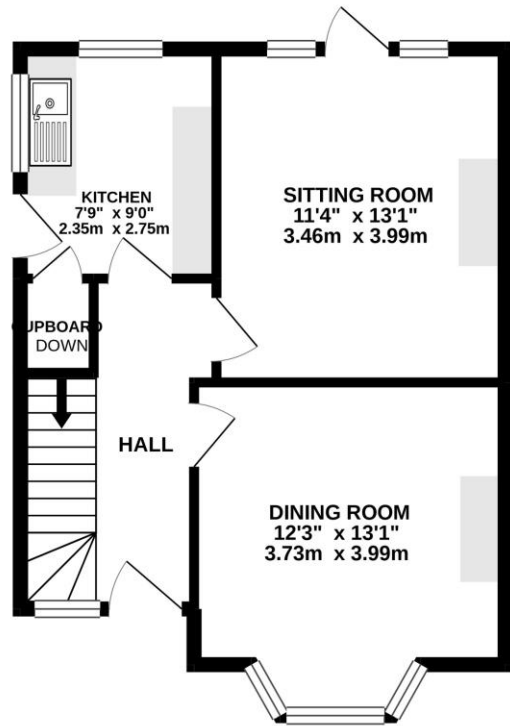


1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



49 WALDECK ROAD, NORWICH NR4 7PQ

**SEMI-DETACHED FAMILY HOUSE LOCATED IN THE GOLDEN TRIANGLE WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, SEPARATE WC, GARAGE, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, SOUTH EAST FACING REAR GARDEN AND NO ONWARD CHAIN
ENERGY RATING C**



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GUIDE PRICE £400,000 - £425,000

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
Tel: 01603 250248 www.hadleytaylor.com**

Location

The property is located within a mile and a half 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. State, faith and independent 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 University Hospital are also close by. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes.

Accommodation

The ground floor accommodation comprises entrance hall, dining room with bay window and fireplace, sitting room with fireplace and French doors to the rear garden and kitchen with pantry. On the first floor there are three bedrooms, a bathroom and separate WC off the landing. The property is well presented throughout and benefits from gas fired central heating and double glazing.

Outside

The front garden is enclosed by railings and is laid to paving and shingle with a path leading to the front door. The south east facing rear garden is laid to lawn with a patio, shrub borders, a garden shed and side access. The detached garage has a driveway and hinged doors. Further unrestricted parking is available in the street.

Directions

Leave Norwich on Newmarket Road, cross over the outer ring road, take the next right hand turn into Leopold Road, then take the second left hand turn into Waldeck 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

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Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 0930 – 1500



Sitting Room



Dining Room



Kitchen



Bedroom 1



Rear Garden



Rear Elevation