

HADLEY TAYLOR

52 LEOPOLD ROAD, NORWICH NR4 7PL

EDWARDIAN OVER THE PASSAGE TERRACE HOUSE LOCATED IN THIS QUIET CORNER OF THE GOLDEN TRIANGLE WITH SITTING ROOM, DINING ROOM, KITCHEN, 2 DOUBLE BEDROOMS, BATHROOM, SHOWER ROOM, BISECTED SOUTH-WEST FACING REAR GARDEN, PERIOD FEATURES, GAS FIRED CENTRAL HEATING AND NO ONWARD CHAIN ENERGY RATING E



Sitting Room



Dining Room



Bedroom 1



Bedroom 2



Garden



Rear Elevation



GUIDE PRICE £285,000



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
Tel: 01603 250248 email: 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 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. 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 sitting room with period fireplace, dining room, kitchen and shower room. On the first floor there are two double bedrooms and a large en-suite bathroom with separate shower. The property benefits from gas fired central heating and some period features.

Outside

The front garden is enclosed with a path leading to the front door and shrub beds. The rear garden is bisected, south-west facing and laid to lawn with shrub borders, patio, timber garden shed and access via a shared passage.

Directions

Leave Norwich on Unthank Road, cross over the outer ring road and then take the first left hand turn into Leopold Road 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

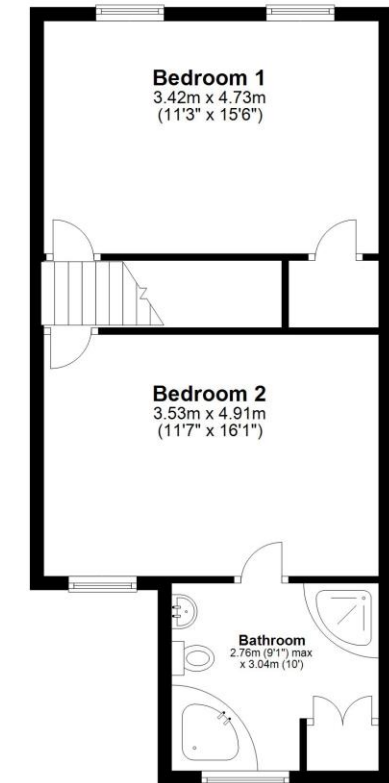
Monday to Friday: 0900 – 1730

Saturdays: 0930 – 1500

Ground Floor
Approx. 39.6 sq. metres (425.9 sq. feet)



First Floor
Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 87.7 sq. metres (944.3 sq. feet)

