

HADLEY TAYLOR

32 GROVE AVENUE, NORWICH NR1 2QD

**CONVENIENTLY LOCATED TOWN HOUSE WITH ENTRANCE PORCH, 19' LIVING ROOM, KITCHEN, GROUND FLOOR CLOAKROOM, 3 BEDROOMS, BATHROOM, GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, OFF ROAD PARKING SPACE, BRICK BUILT GARAGE, ENCLOSED COURTYARD GARDEN AND NO ONWARD CHAIN
ENERGY RATING C**



Living Room



Kitchen



Bedroom 1



Bedroom 2



Rear Garden



Rear Elevation



GUIDE PRICE £315,000

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 walking distance 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, the City College, public houses and parks are all within walking distance.

Accommodation

The ground floor accommodation comprises entrance porch, living room, kitchen, cloakroom, inner hall and rear porch. On the first floor there are three bedrooms and a bathroom off the landing.

Outside

The front garden is laid to shrub bed with a path leading to the front door. The garage is to the rear of the property and has an up and over door and power and light. The rear garden is walled and laid mainly to patio with shrubs borders, rear access and an outside tap. There is hard standing for one car in addition to the garage.

Directions

Leave Norwich on St Stephens, continue into Ipswich Road and take the second left turn into Grove Avenue. 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 212893

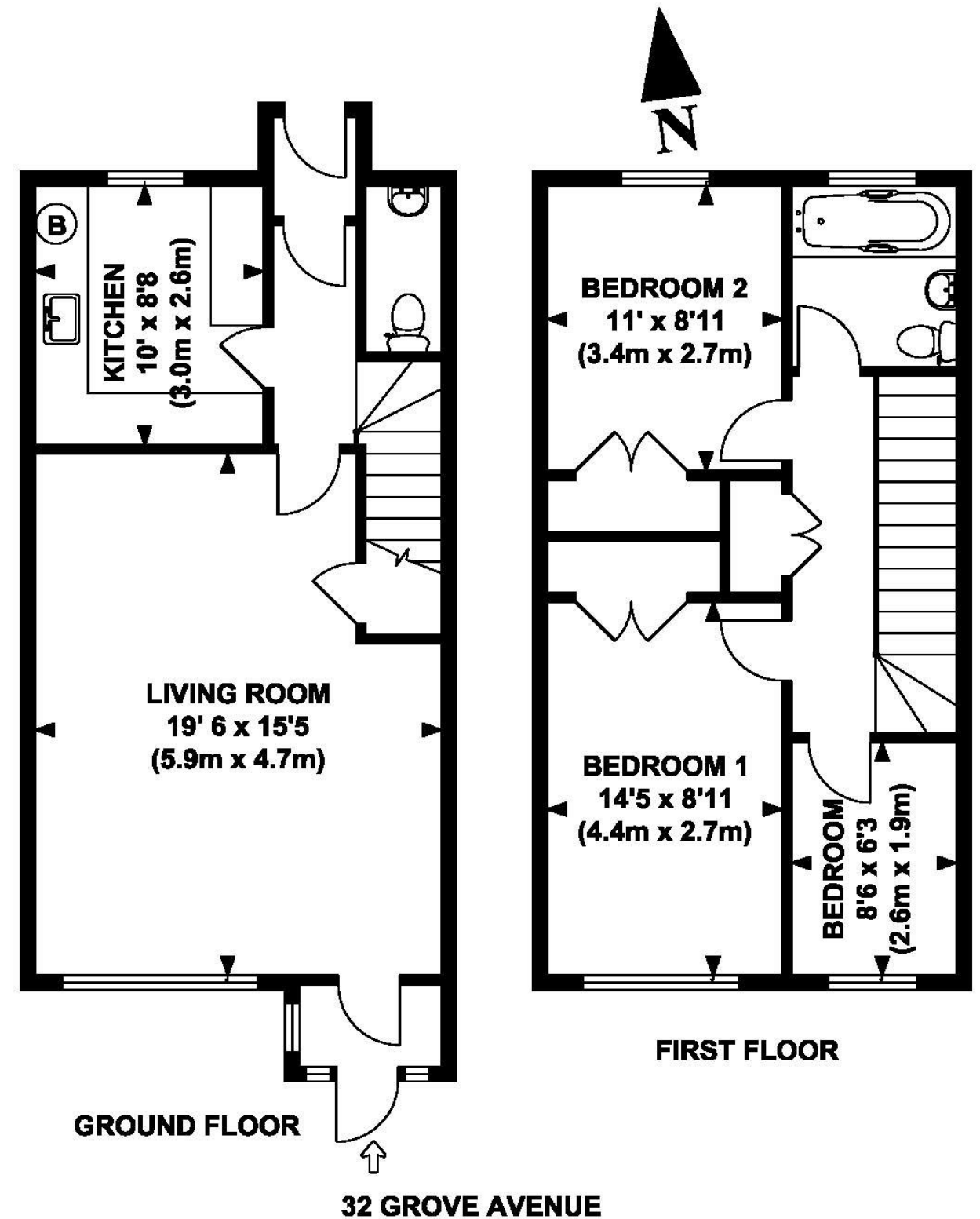
Selling your home

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 – 1600



APPROX. GROSS INTERNAL FLOOR AREA 970 SQ FT / 90 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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