

HADLEY TAYLOR

18 MERTON ROAD, NORWICH NR2 3TT

EDWARDIAN OVER THE PASSAGE TERRACE HOUSE LOCATED IN THIS QUIET CORNER OF THE GOLDEN TRIANGLE WITH SITTING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, GROUND FLOOR CLOAKROOM, 3 BEDROOMS AND BATHROOM OFF THE LANDING, NON-BISECTED REAR GARDEN, OFF ROAD PARKING TO REAR, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING AND NO ONWARD CHAIN ENERGY RATING D



Sitting Room



Dining Room



Kitchen



Bedroom 1



Garden



Rear Elevation



GUIDE PRICE £250,000

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 email: sales@hadleytaylor.com**

Location

The property is located within a mile 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 square bay window, dining room, kitchen, utility room and cloakroom. On the first floor there are three bedrooms and a bathroom off the landing. The property benefits from gas fired central heating and double glazing.

Outside

The front garden is enclosed with a path leading to the front door. The rear garden is non-bisected and laid to shingle with shrub borders, patio and access via a shared passage. Beyond the garden fence there is off road parking for two cars accessed via a service road off Merton Road.

Directions

Leave Norwich on Dereham Road, at the traffic light junction with Bowthorpe Road turn left, then second right into Merton 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

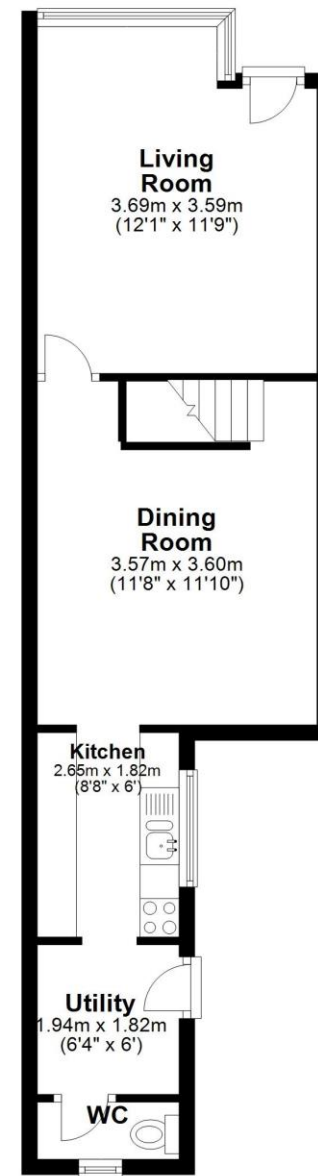
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Hours of Business

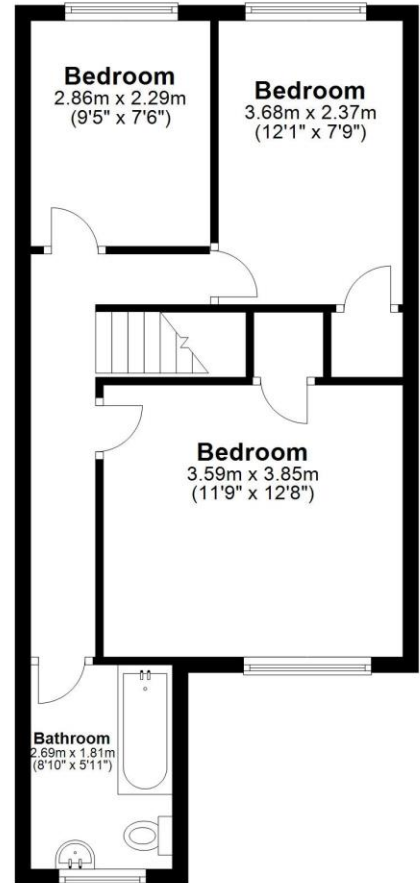
Monday to Friday: 0900 – 1730

Saturdays: 0930 – 1500

Ground Floor
Approx. 41.8 sq. metres (449.5 sq. feet)



First Floor
Approx. 45.0 sq. metres (483.9 sq. feet)



Total area: approx. 86.7 sq. metres (933.4 sq. feet)

