

HADLEY TAYLOR

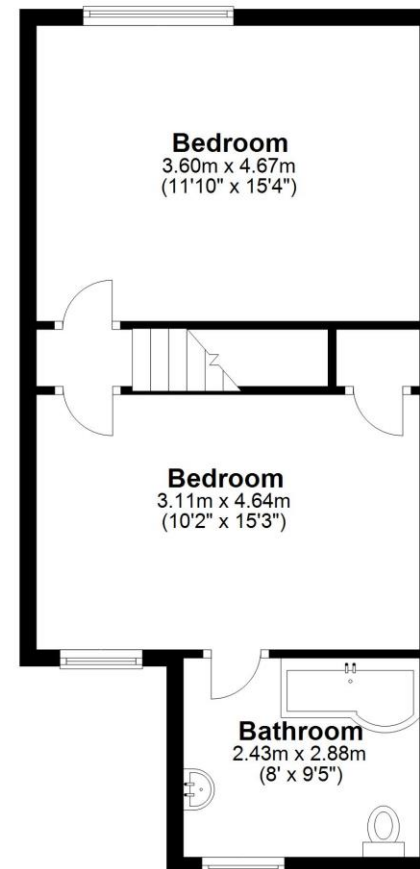
9 EDINBURGH ROAD, NORWICH NR2 3RJ

VICTORIAN BAY FRONTED OVER THE PASSAGE TERRACE HOUSE LOCATED IN THE GOLDEN TRIANGLE WITH SITTING ROOM, DINING ROOM, CONSERVATORY, KITCHEN, CONSERVATORY, GROUND FLOOR SHOWER ROOM, 2 DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, 60' WEST FACING REAR GARDEN AND NO ONWARD CHAIN ENERGY RATING D

Ground Floor
Approx. 39.0 sq. metres (420.1 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 78.8 sq. metres (848.4 sq. feet)



GUIDE PRICE £275,000

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

Edinburgh Road is located just off Earlham Road 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, the Catholic Cathedral, public houses and parks are all within walking distance. The Norfolk and Norwich University Hospital and the University of East Anglia are also close by.

Accommodation

The ground floor accommodation comprises sitting room with bay window and fireplace, dining room, conservatory, kitchen and shower room. On the first floor there are two double bedrooms and an en-suite shower room. The house benefits from gas fired central heating and double glazing.

Outside

The front garden is mainly laid to a shrub bed with a tiled path leading to the front door. The bisected rear garden, which is west facing and about 60 feet long, is mainly laid to paving with shrub borders, a timber garden shed, an outside tap and a greenhouse.

Directions

Leave Norwich on Earlham Road passing the Catholic cathedral on your left hand side. Take the seventh turn on the right after the cathedral into Edinburgh 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



Sitting Room



Dining Room



Kitchen



Bedroom 1



Garden



Rear Elevation

