

HADLEY TAYLOR

11 KINGSTON SQUARE, NORWICH NR4 7PF

DETACHED FAMILY HOUSE LOCATED IN THIS HIGHLY DESIRABLE RESIDENTIAL AREA WITH RECEPTION HALL, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, GROUND FLOOR CLOAKROOM, 3 DOUBLE BEDROOMS, BATHROOM, SEPARATE WC, GARAGE, GAS FIRED CENTRAL HEATING, SOUTH FACING GARDEN AND NO ONWARD CHAIN ENERGY RATING E



OFFERS IN THE REGION OF £550,000



Total area: approx. 161.0 sq. metres (1733.1 sq. feet)

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.



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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 reception hall, sitting room with fireplace, dining room, kitchen/breakfast room and ground floor cloakroom. On the first floor there are three double bedrooms, bathroom and separate WC off the landing. The property benefits from gas fired central heating and would benefit from a program of modernisation.

Outside

The front garden is mainly laid to paving and shrub borders and a driveway leading to the attached garage. The rear garden is laid to paving with shrub beds, trees, greenhouse and side access. The garage has power, light and timber hinged doors.

Directions

Leave Norwich on Newmarket Road, cross over the outer ring road, take the second right hand turn into Upton Road, take the first left hand turn into Upton Close, take the second right hand turn into Kingston Square 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: 1000 – 1300



Sitting Room



Dining Room



Kitchen/Breakfast Room



Reception Hall



Rear Garden



Rear Elevation