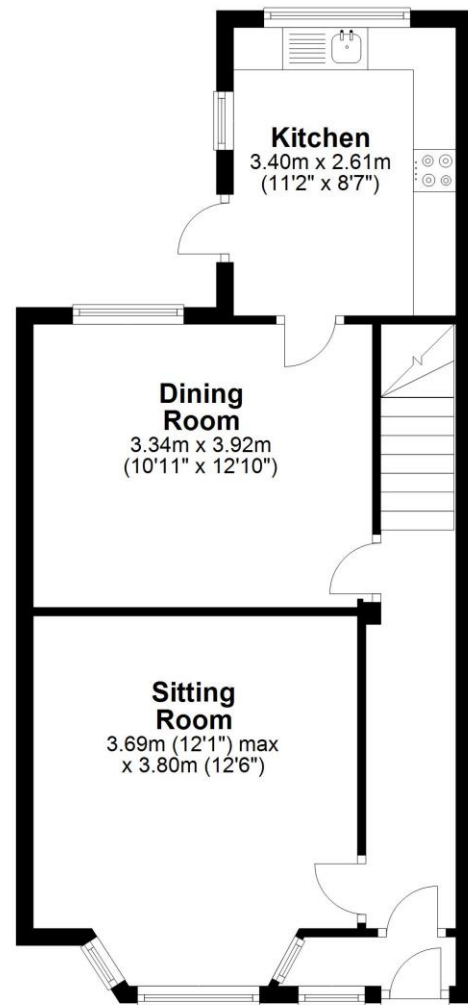


HADLEY TAYLOR

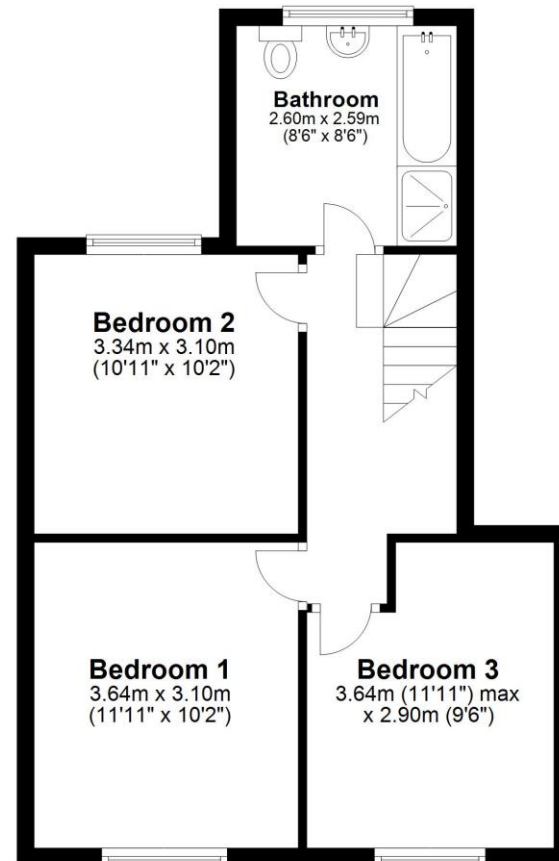
Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 93.1 sq. metres (1002.5 sq. feet)

103 BURY STREET, NORWICH NR2 2DL

LARGER THAN AVERAGE VICTORIAN PART OVER THE PASSAGE HALL
ENTRANCE TERRACE HOUSE LOCATED IN THE HEART OF THE GOLDEN
TRIANGLE WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN,
3 DOUBLE BEDROOMS AND BATHROOM OFF THE LANDING, OUTBUILDINGS,
PERIOD FEATURES, GAS FIRED CENTRAL HEATING, ENCLOSED SOUTH WEST
FACING GARDEN AND NO ONWARD CHAIN
ENERGY RATING D



GUIDE PRICE £425,000

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 in the heart of the Golden Triangle within half 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. Excellent state schools for all age groups, local shopping facilities on Unthank Road, public houses Heigham Park and Eaton Park are all within easy walking distance. The University of East Anglia and The Norfolk and Norwich University Hospital are also close by.

Accommodation

The ground floor accommodation comprises entrance porch, entrance hall, sitting room with bay window and period fireplace, dining room and kitchen. On the first floor there are three double bedrooms and a spacious bathroom off the galleried landing. The property is well presented throughout and benefits from gas central heating and period features such as sash windows, fireplaces and internal doors.

Outside

The front garden is walled with hedging and a path leading to the front door. The rear garden is enclosed and south west facing with a patio, shrub borders, side access via a shared passage, an outdoor WC and out house which could be converted to a home office or laundry room.

Directions

Leave Norwich city centre on Unthank Road, take the eighth left hand turn into Bury Street and the house 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 agents: Hadley Taylor 01603 250 248

Selling your home

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Hours of Business

Monday to Friday: 0900 – 1730
Saturdays: 1000 – 1300



Sitting Room



Dining Room



Kitchen



Kitchen



Bedroom 2



Rear Garden

