



Lovelace Road, Norwich NR4 7AE

welcome to

Lovelace Road, Norwich

A well-presented 3/4 bedroom mid terraced home located on Lovelace Road in Norwich, offered to the market with no onward chain. Offering versatile accommodation this would make an ideal family home or investment opportunity.



Entrance Hall

Door to front aspect, doors leading to kitchen and living room, stairs to first floor landing.

Kitchen

Double glazed window to front aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset sink and drainer with mixer tap, double oven and ceramic hob, radiator, door leading to utility room.

Utility Room

Space for fridge / freezer, plumbing and space for washing machine, storage cupboard, under stairs storage area, door to rear garden, door to bedroom four.

Bedroom Four

Double glazed window to rear aspect, radiator.

Living Room

Double glazed window to front aspect, radiator.

Landing

Stairs leading from entrance hall to first floor landing, doors leading to all first floor bedrooms and bathroom.

Bedroom One

Double glazed window to front aspect, built in wardrobe, radiator.

Bedroom Two

Double glazed window to front aspect, radiator.

Bedroom Three

Double glazed window to rear aspect, radiator.

Bathroom

Double glazed windows to rear aspect suite comprising bath with glass shower screen, low level wc, pedestal sink

External

The property sits elevated from the road and is

approached via a pathway leading to the front door. To the rear there is a manicured garden laid to lawn and patio and is fully enclosed and benefits from a timber storage shed.



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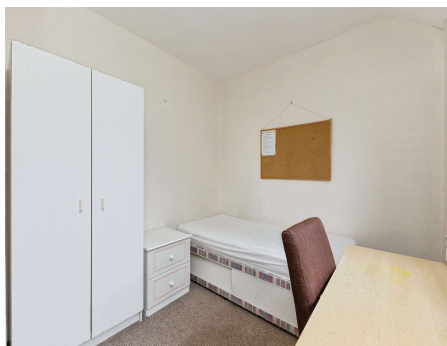
- Chain free
- Close to the UEA
- Front and rear gardens
- close to shops and well regarded schools
- Full upvc double glazing

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£250,000



directions to this property:

Proceed out of Norwich via the Unthank Road taking a right hand turn at the traffic lights onto Colman Road. Take your second left onto North Park Avenue taking the third right on to Ruskin Road and then right into Lovelace Road where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR107027 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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