



**Wellington Road, Norwich NR2 3HT**

**welcome to**

**Wellington Road, Norwich**

\*\*\*GUIDE PRICE £240,000-£250,000\*\*\* Offered to the market with NO ONWARD CHAIN, this inviting period terraced home offers entrance hall entry and three bedrooms off the landing! Located in an enviable position with easy access to local facilities and amenities, internal viewings are recommended!



### **Entrance Hall**

Double glazed door to front aspect, radiator, doors to lounge and dining room.

### **Lounge**

Double glazed bay window to front aspect, radiator.

### **Dining Room**

Double glazed window to rear aspect, radiator, stairs leading to first floor landing, door to kitchen;

### **Kitchen**

Double glazed window to side aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, electric oven, ceramic hob, plumbing and space for washing machine, under counter space for fridge, gas fired central heating boiler, tiled floor, double glazed door to side aspect leading to the garden, door to bathroom;

### **Bathroom**

Double glazed window to side aspect suite comprising bath with mixer tap and glass screen, low level wc, pedestal sink, fully tiled walls, extractor fan, tiled floor, radiator.

### **Landing**

Stairs leading from dining room to first floor landing, doors to all first floor bedrooms.

### **Bedroom One**

Double glazed window to front aspect, walk-in wardrobe, over stairs storage area, radiator.

### **Bedroom Two**

Double glazed window to rear aspect, radiator.

### **Bedroom Three**

Double glazed window to rear aspect, radiator.

### **External**

The property is approached via a gated access leading to the front door and low level brick wall to the front. To the rear there is a generous sized

garden laid to artificial grass and offering timber shed storage.



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welcome to

## Wellington Road, Norwich

- GUIDE PRICE £240,000-£250,000
- ENTRANCE HALL LEADING TO TWO RECEPTION ROOMS
- THREE BEDROOMS OF LANDING
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- LOCATED IN THE GOLDEN TRIANGLE OFFERING EASY ACCESS TO LOCAL SCHOOLS, FACILITIES AND AMENITIES

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

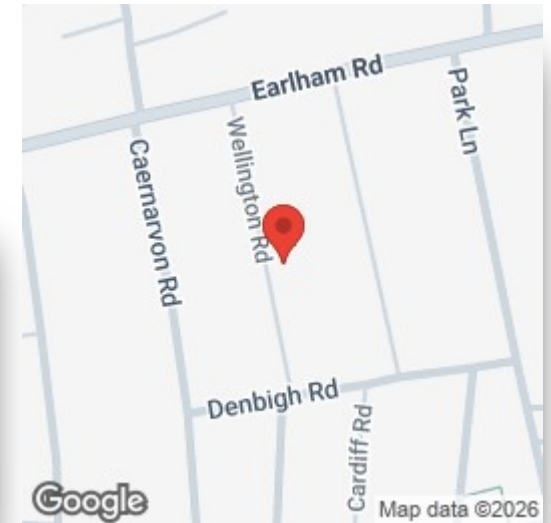
guide price



### directions to this property:

Proceed out of Norwich along the Earlham Road taking a left hand turning into Wellington Road where the property will be located on your left hand side.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106452 - 0005

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