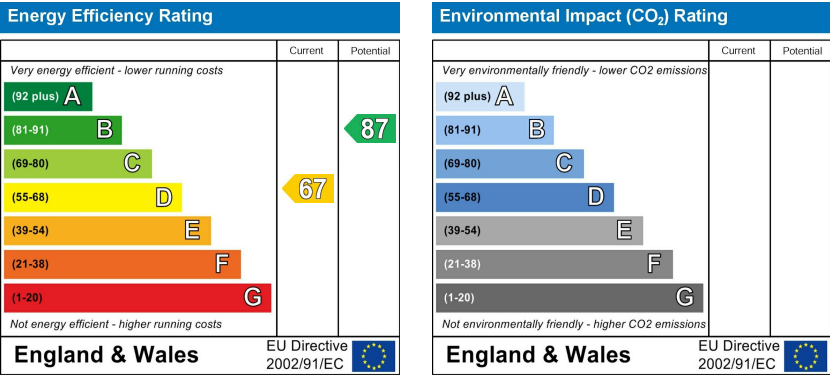


DIRECTIONS

SATNAV: NR3 3HL



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

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IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



9 Angel Road Norwich NR3 3HL

FOUR BEDROOM MID-TERRACE HOUSE

Norwich

£215,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALL Carpet, radiator, stairs to the first floor	
LOUNGE Carpet, radiator, double glazed bay window to the front	13'5" x 11'1" (4.09m x 3.38m))
DINING ROOM Carpet, radiator, double glazed window to the rear	11'8" x 11'1" (3.56m x 3.38m)
KITCHEN Fitted kitchen comprising of wall and base unit, work surfaces, splashback tiled walls, sink and drainer. Space for a freestanding cooker, fridge/freezer and dishwasher. Two double glazed windows to the side	14'3" x 8'10" (4.34m x 2.69m)
UTILITY ROOM Wall cupboards and work surface, pumping and space for a washing machine. External door to the side, internal door to WC.	6'11" x 5'9" (2.11m x 1.75m)
W C Low-level WC, wash hand basin and double glazed window to the rear	
LANDING Carpet, loft access	
BEDROOM ONE Carpet, radiator, double glazed window to the rear	12'0" x 11'6" (3.66m x 3.51m)
BEDROOM TWO Carpet, radiator, double glazed window to the front	11'5" x 7'2" (3.48m x 2.18m)
BEDROOM THREE Carpet, radiator, double glazed window to the front	6'9" x 6'4" (2.06m x 1.93m)
BEDROOM FOUR Carpet, radiator, double glazed window to the side	7'0" x 5'7" (2.13m x 1.70m)
FAMILY BATHROOM Three piece suite comprising of,low-level WC, wash hand basin and bath with shower over. Double glazed window to the rear	
OUTSIDE To the front is a low-maintenance enclosed garden with pathway leading to the entrance. The rear garden is fully enclosed with timber fencing and enjoys a paved, non-bisected layout, making it ideal for outdoor seating or entertaining. A timber storage shed is included, together with a rear access gate.	
IMPORTANT INFORMATION Being Sold via Secure Sale online bidding. Terms & Conditions apply.	

A fantastic opportunity to acquire this spacious four-bedroom mid-terrace property, ideally situated on the popular Angel Road in Norwich. Offering generous accommodation across two floors and excellent potential for further improvement, this property is perfectly suited to investors, developers or owner-occupiers looking to create a superb family home.

The ground floor comprises an inviting entrance hall leading to a bright bay-fronted living room, a separate dining room, a fitted galley-style kitchen and a useful rear lobby providing access to the rear garden. To the first floor are four well-proportioned bedrooms together with a family bathroom.

Externally, the property benefits from a low-maintenance enclosed rear garden, providing a private outdoor space with excellent potential for landscaping or further enhancement.

Angel Road is a well-established residential location, conveniently positioned within easy reach of Norwich city centre, local shops, supermarkets, schools and regular public transport links. Norwich Railway Station and the Northern Distributor Road are also easily accessible, making the property well placed for commuters and families alike. The area is undergoing significant regeneration, with the multi-million-pound Anglia

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While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, bedrooms, yards and any other items are approximate and the purchaser is advised to verify the accuracy of the description. This plan is for general purposes only and should be used as such by any prospective purchaser. The property, fixtures and fittings are shown as they are and are not intended to be guaranteed. We do not warrant the accuracy of the plan. Made with Blueprints 12/05



