

* Your home may be repossessed if you do not keep up the repayments on your mortgage.

FCA No 521208

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Our expert mortgage advisors are able to guide you through the whole mortgage process, to help you select and arrange the right product for you. Let us also make your life easier, by arranging the selected mortgage on your behalf. This includes First Time Buyer, Home Mover, Re-mortgage and Buy to Let services.

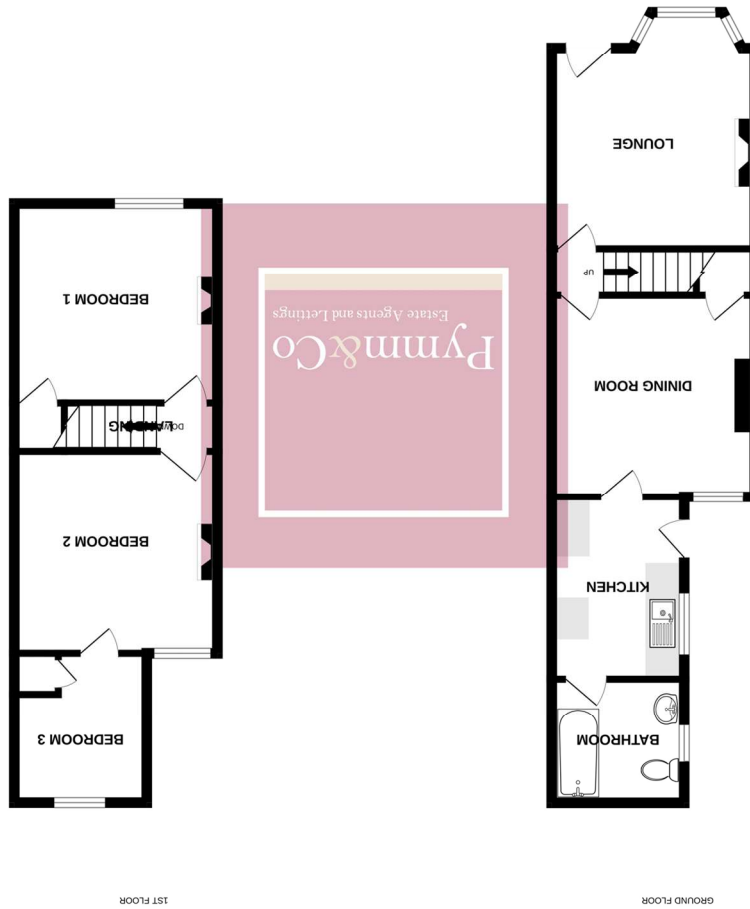
Independent Mortgage & Financial Advice.

Looking for a mortgage?

BROADLAND CONSULTANTS LIMITED



This floor plan is for information purposes only and is not drawn to scale. Measurements, floor areas, room names and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is accepted for any error or omission. All parties must agree to these conditions.



This attractive bay fronted Victorian mid terrace is located just north of Norwich City centre and exudes character and potential. The accommodation includes a spacious bay fronted lounge, a dining room, and a kitchen with an adjoining bathroom on the ground floor. Upstairs, there are two double bedrooms off the first floor landing, with a third bedroom accessed through bedroom two. The property benefits from double glazing and gas central heating, while still retaining several traditional features such as cast iron fireplaces, moulded coving, a ceiling rose, and picture rails. Outside, the home features an enclosed front garden, a bisected rear courtyard shared with just one neighbouring property, and an adjoining garden. While the property is in need of updating and modernisation, it offers a fantastic opportunity for a first time buyer. With No Onward Chain, it presents a blank canvas for those looking to make their own mark on a period home.

Price £220,000

Property details

Location

Located in the heart of the ever popular NR3 area, just north of Norwich City centre, this charming Victorian terrace offers a blend of period character and convenience. The property is perfectly positioned within walking distance of local pubs, cafés, takeaway's, and restaurants, making it ideal for those who enjoy a vibrant social scene. Families will appreciate the nearby schools and the convenience of a local doctor's surgery just minutes away. For those who enjoy the outdoors, the cottage is close to several parks, providing green spaces for relaxation or recreation. Additionally, the City centre is within easy reach on foot, while excellent public transport links are available with bus stops along Sprowston Road ensuring effortless access to the wider Norwich area and beyond. Whether you are commuting, running errands, or enjoying the local amenities, this location offers the perfect balance of convenience and community charm.

Double Glazed Front Door to:

Lounge

13'1" (3.99m) Into Bay x 11'2" (3.4m)

Double glazed bay window to front, concealed fireplace with decorative timber surround, moulded coving, picture rails, ceiling rose, door to:

Lobby

Staircase to first floor, door to:

Dining Room

11'4" (3.45m) x 11'2" (3.4m)

Double glazed window to rear, door to under stairs storage cupboard, stripped pine door to:

Kitchen

8'2" (2.49m) x 6'0" (1.83m)

Double glazed window to side, double glaze door to side, range of wall and base units with worktops over, single sink and drainer with mixer taps over, space for cooker with extractor hood over, space for washing machine and fridge, tiled flooring, door to:

Bathroom

Double glazed window to side, panelled bath with electric shower over, low level WC, hand wash basin, fully tiled, extractor fan.

First Floor Landing

Pine doors to Bedrooms One and Two.

Bedroom One

11'2" (3.4m) x 11'0" (3.35m)

Double glazed window to front, feature cast iron fireplace, pine door to cupboard over stairs.

Bedroom Two

11'4" (3.45m) x 11'2" (3.4m)

Double glazed window to rear, feature cast iron fireplace, stripped pine door to:

Bedroom Three

8'2" (2.49m) x 6'6" (1.98m)

Double glazed window to rear, wall mounted gas boiler, airing cupboard.

Outside

Brick walling and privet hedging encloses a front garden with pathway to the front door. Bisected by just one neighbouring property, a courtyard gives access to a good size garden with paved patio and steps up to further garden area, enclosed by timber fencing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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