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Blackwell Avenue . Norwich . NR7 8XW



£225,000

A THREE BEDROOM SEMI-DETACHED HOUSE AT THE END OF THE ROAD WITH A GOOD SIZE GARDEN, IN NEED OF UPDATING AND IMPROVEMENT.

DESCRIPTION This property was let for decades on a Regulated Tenancy and now vacant, requires complete renovation. Occupying a pleasant position at the end of a cul-de-sac, it offers an opportunity for extension subject to planning permission. The kitchen extension was added by the former tenant many years ago and is not constructed to a good standard. There is a gas fired combination boiler serving radiators in the property. The garden is unusual in that it goes off at a 90-degree angle from the garden area immediately behind the house and there is an old garage and a ramshackle workshop by the rear boundary.

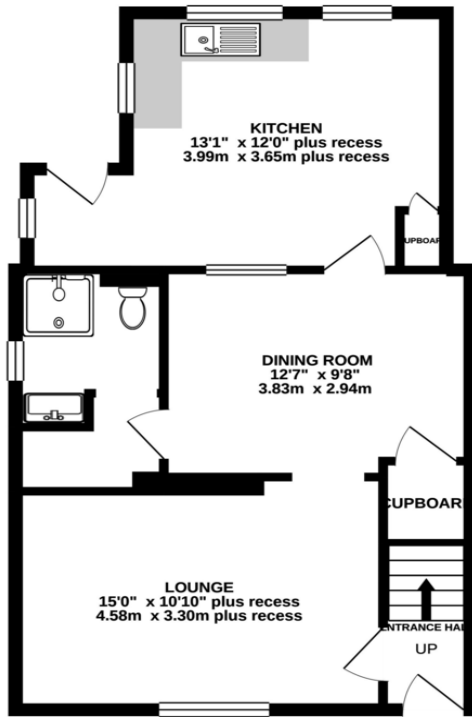
LOCATION Blackwell Avenue is conveniently located just outside the outer ring road and around 3 miles north of Norwich City centre with a regular bus service nearby. There are some shops in the local area, all levels of schools, veterinary surgery, public houses and takeaway food shops. There is also easy access from this part of the city to Norwich International Airport and the Broadland Northway which offers a much-improved road links to the areas north, east and west of Norwich, linking up with the A47 Norwich southern bypass.



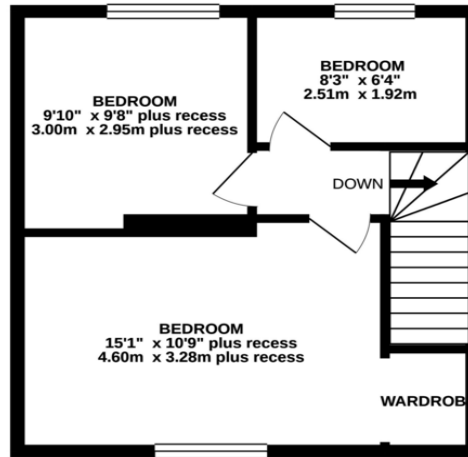
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GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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