



Silver Road, Norwich

Guide Price £175,000 - £185,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Sold with Tenants in Situ or Vacant Possession
- ✓ Family Bathroom with Shower
- ✓ Let at £745 PCM
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ On Road Parking
- ✓ Fitted Kitchen
- ✓ Lawned Gardens

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



SOLD with a TENANT IN SITU PAYING £745 PCM or vacant possession, this MID-TERRACE HOME offers a fantastic position close to amenities and the CITY CENTRE. With a GREAT SIZED and private LAWNED GARDEN, the property is ideal for those seeking an URBAN RETREAT. Finished with uPVC double glazing and gas fired CENTRAL HEATING, the property offers TWO RECEPTION ROOMS, fitted KITCHEN, utility lobby area and FAMILY BATHROOM with a shower over the bath. The first floor offers THREE BEDROOMS, with the third bedroom leading off the second - creating a DRESSING ROOM.

LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

DIRECTIONS

You may wish to use your Sat-Nav (NR3 4TA), but to help you...Leave Norwich via Grapes Hill which becomes Barn Road after crossing the traffic lights. At the end of Barn road take the second exit onto St. Crispins Road and continue over two further roundabouts until the turning for Silver Road can be found on the left hand side, indicated by our For Sale board.

The property is approached via a low maintenance front courtyard with steps leading to the main entrance door.

Obscure glazed entrance door to:

SITTING ROOM

11' 5" x 11' 4" Max. (3.48m x 3.45m) Central open fire with tiled hearth, fitted carpet, radiator, uPVC double glazed window to front, picture rail, coved ceiling, door to:

INNER HALLWAY

Fitted carpet, stairs to first floor landing, door to:

DINING ROOM

11' 9" x 11' 6" Max. (3.58m x 3.51m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in under stairs storage cupboard, picture rail, door to:

KITCHEN

8' 3" x 5' 11" (2.51m x 1.8m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker, wood effect flooring, space for washing machine, integrated fridge, uPVC double glazed window to side, smooth ceiling, opening to:

REAR HALLWAY/UTILITY AREA

Wood effect flooring, obscure glazed door to side, space for appliances, door to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled shower, tiled splash backs and wood panelling, tiled effect flooring, radiator, uPVC obscure double glazed window to rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, doors to:

DOUBLE BEDROOM

11' 10" x 11' 7" Max. (3.61m x 3.53m) Fitted carpet, radiator, original cast iron fireplace, uPVC double glazed window to rear, door to:

BEDROOM

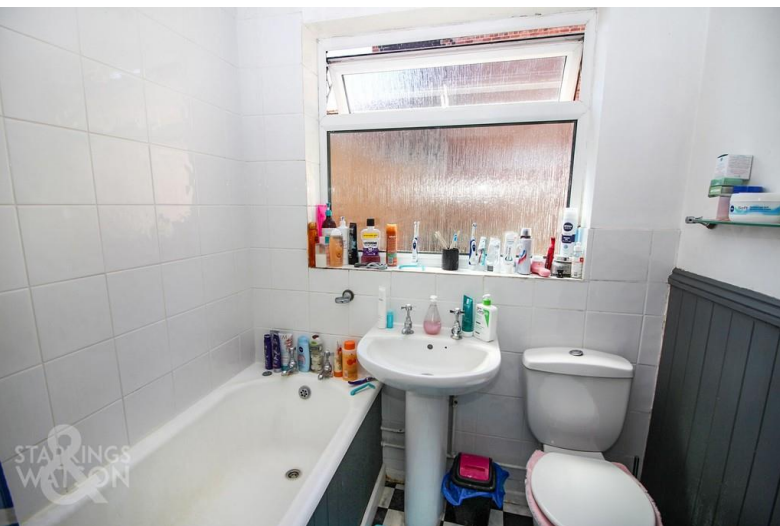
8' 7" x 5' 10" (2.62m x 1.78m) Fitted carpet, radiator, uPVC double glazed window to rear, cupboard housing the wall mounted gas fired central heating boiler.

DOUBLE BEDROOM

11' 1" x 10' 6" (3.38m x 3.2m) Fitted carpet, radiator, uPVC double glazed window to front, built-in over stairs storage cupboard.

OUTSIDE REAR

Leaving the property via the rear hallway, a lawned rear garden can be found with enclosed fenced and walled boundaries. A hard standing area can be found adjacent to the kitchen, with huge potential to further landscape the garden. The garden enjoys a south westerly facing aspect and is a real sun trap during the Summer months. Gated access leads to the rear.





Ground Floor
 Approximate Floor Area
 411 sq. ft
 (38.18 sq. m)

First Floor
 Approximate Floor Area
 350 sq. ft
 (32.51 sq. m)

Approx. Gross Internal Floor Area 761 sq. ft / 70.69 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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

Centralised Hub:

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