

Buckingham Road, Norwich, (Near UEA)

Guide Price £290,000 Freehold

Energy Efficiency Rating : C

- ✓ No Chain!
- ✓ Mid-Terrace Family Home
- ✓ Accommodation Over Passage
- ✓ Sitting & Dining Room
- ✓ Kitchen with Space for Appliances
- ✓ Three Bedrooms
- ✓ Off Road Parking
- ✓ Gardens with Outbuilding

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

**STARKINGS
&
WATSON**



NO CHAIN. Within WALKING DISTANCE TO THE UEA, this MID-TERRACE HOME with adjoining passageway, would make a EXCELLENT STUDENT LET in its current layout, with potential to remodel to be even more profitable! Scope also exists for an OWNER OCCUPIER to move in, MODERNISE, EXTEND and UPDATE the accommodation to their specifications. Stepping inside, an ENTRANCE HALL provides access to the SITTING/DINING ROOM with FRENCH DOORS to a COVERED SEATING AREA leading onto the garden, KITCHEN with space for appliances and additional units to be added if required, and WET ROOM which is accessed off an inner hall with BUILT-IN STORAGE. Heading upstairs a FAMILY BATHROOM and THREE BEDROOMS are accessed off a central landing, with BUILT-IN CUPBOARDS. To rear, the gardens feature a ROCKERY with planted beds, an area of lawn and a SUBSTANTIAL OUTBUILDING, whilst heading under the passage to the front, with PARKING FOR ONE VEHICLE behind a low-level gate.

LOCATION

The property is located on the edge of the popular residential location known as the Golden Triangle. Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive. Across the road from the property is Eaton Park, and is close to 'The Parade' which includes a newsagents, chemist, and takeaways. The UEA and Norfolk & Norwich University Hospital are within close proximity making the property an ideal investment.

DIRECTIONS

You may wish to use your Sat-Nav (NR4 7DE), but to help you...Leave Norwich on Unthank Road, turn right onto Colman Road, at the traffic lights with 'The Farmhouse' on the corner, turn left onto South Park Avenue and take the

second left hand turn onto Buckingham Road, follow round until the property can be found on the left hand side.

The property is approached via low level hedging and picket gate which can be opened to allow parking for one vehicle. There is an adjacent lawned garden with a hard standing footpath that leads under passage to the rear garden, and to the main entrance.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing.

SITTING/DINING ROOM

19' 6" x 9' 4" Max (5.94m x 2.84m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed French doors to rear, coved ceiling.

DINING ROOM

12' 9" x 9' 2" (3.89m x 2.79m) Fitted carpet, radiator, uPVC double glazed window to front, opening to:

KITCHEN

9' 2" x 6' 7" (2.79m x 2.01m) Fitted range of base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit, tiled splash backs, space for electric or gas cooker, space for washing machine, vinyl flooring, uPVC double glazed window to rear, uPVC obscure double glazed window to rear, uPVC double glazed door to rear, built-in storage cupboard, coved ceiling, door to:

INNER HALL

Wood flooring, cloaks storage space, space for fridge/freezer, coved ceiling, doors to:

SHOWER ROOM

Low level W.C., electric shower over wet room flooring, uPVC obscure double glazed window to rear, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to rear, cupboard housing wall mounted gas fired central heating boiler, loft access hatch, doors to:

DOUBLE BEDROOM

12' 4" x 11' 9" Max (3.76m x 3.58m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, smooth coved ceiling.

DOUBLE BEDROOM

(Measurements TBC) Fitted carpet, radiator, uPVC double glazed window to rear, smooth coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C., pedestal hand wash basin, panelled bath, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

12' 8" x 12' 2" (3.86m x 3.71m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, smooth coved ceiling.

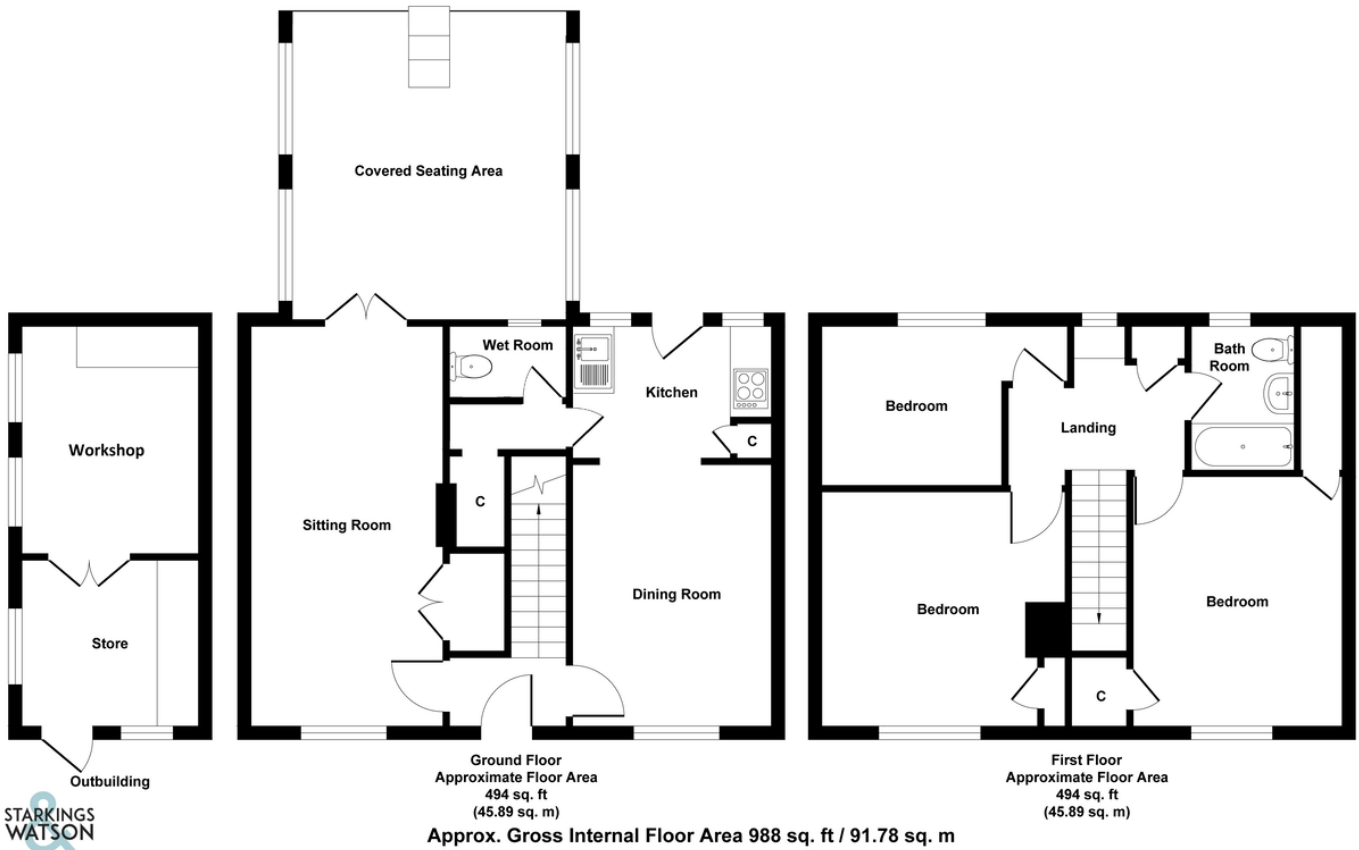
COVERED SEATING AREA

14' 5" x 13' 5" Max (4.39m x 4.09m) Accessed via the Sitting/Dining Room this covered seating area provides ample space for a garden furniture set providing the ideal space for entertaining and alfresco dining in all weathers. The area has four windows facing to side, hard standing underfoot and steps leading to the main garden.

OUTSIDE

The rear garden is mainly laid to lawn with a rockery at the end of the garden that has been planted and maintained whilst there is a hard standing patio area that leads to the outbuilding providing useful storage. The garden is enclosed with timber panelled fencing with gated access to the under passageway leading to the front of the property and parking area.





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

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