

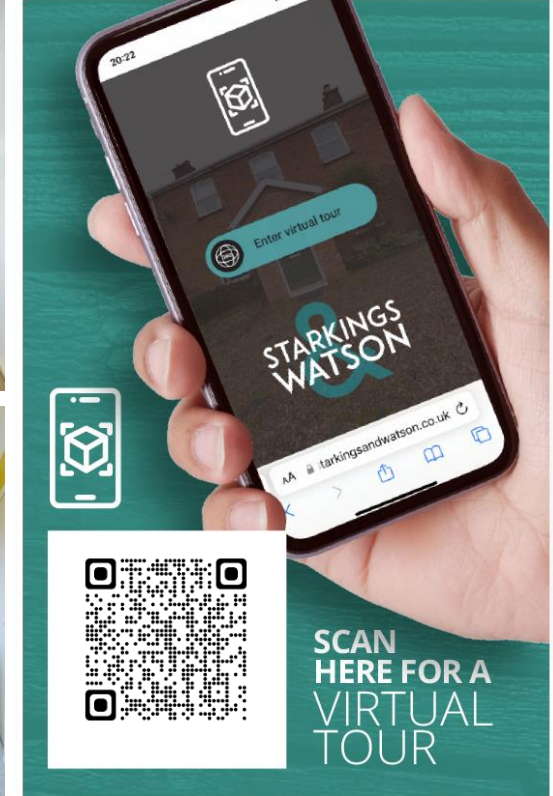
WEST END STREET

Norwich NR2 4ET

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE
PROPERTY



arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property
Ombudsman

For our full list of available properties, or
for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
(HONOURS)
AWARDED FOR
MARKETING | SERVICE | RESULTS

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS
AWARDED FOR
MARKETING | SERVICE | RESULTS

**STARKINGS
&
WATSON**

- No Chain
- Scope to Enhance & Personalise
- End-Terrace Home
- Residents Parking & Garage
- Kitchen/Dining Room
- Sitting Room with French Doors
- Two Sizeable Bedrooms
- Great Sized Garden

IN SUMMARY

NO CHAIN. With POTENTIAL to ENHANCE and PERSONALISE, this end-terrace home has it all - RESIDENTS PARKING, GARAGE and ENCLOSED GARDENS - all within WALKING DISTANCE to the CITY CENTRE. The property has been a successful BUY TO LET for many years, but would also be ideal for FIRST TIME BUYERS or DOWNSIZERS. The rooms have been well considered, and include a PORCH and HALL ENTRANCE, open plan kitchen/dining room with BUILT-IN STORAGE, and sitting room with FRENCH DOORS to the garden. Upstairs, TWO DOUBLE BEDROOMS and the family bathroom lead off the landing. To the rear, the GARDEN is low maintenance with a shingled centre, but also complete with WELL PLANTED flower and SHRUB beds.

SETTING THE SCENE

Finchley Court is a small residential development off West End Street. The development has a private driveway entrance which opens up to residents parking, the garages, and of course the main property. The location is perfect with a whole host of

local amenities, but also only a short walk to the City Centre.

THE GRAND TOUR

The porch entrance is great for storing shoes and coats, and this opens to the main entrance hall which runs the length of the house with the stairs leading to the first floor. Firstly the kitchen which is a great size for the type of property, and ideal to include a dining table, with further storage under the stairs. Views over the front garden and parking can be enjoyed, with the central heating boiler tucked away. The sitting room spans the width of the property, with windows and French doors straight into the rear garden. Upstairs, the two double bedrooms lead off the landing, with an adjacent family bathroom - ideal to put your own mark on the property moving forward. Further storage can be found upstairs.

THE GREAT OUTDOORS

The rear garden offers mainly fenced boundaries and a side gated access. The low maintenance finish is ideal to allow more time to enjoy the garden, which has already been planted with borders and a range of shrubbery and hedging. The patio spans the width of the house, with the en-bloc garage accessed to the side of the terrace row.

OUT & ABOUT

Located within a short walk of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping



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



district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

FIND US

Postcode : NR2 4ET

What3Words : ///fish.kite.plank

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

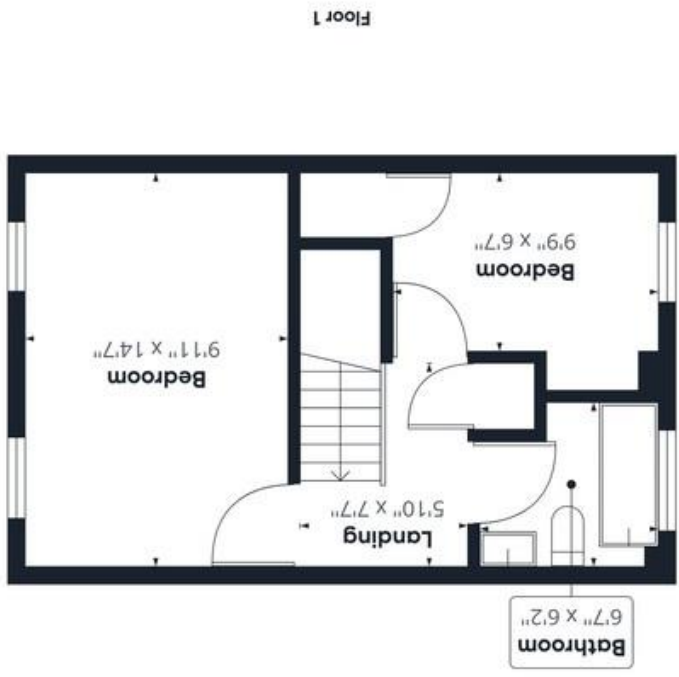
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



GIRAFFE360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾ 650.35 ft²

