

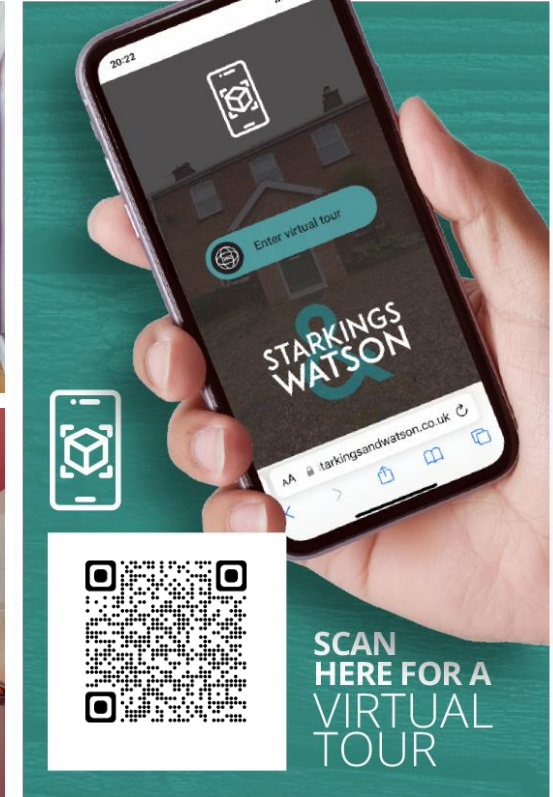
BELL ROAD

Norwich NR3 4RA

Freehold | Energy Efficiency Rating : E

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

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STARKINGS & WATSON

- No Chain!
- Victorian Mid-Terrace
- Ideal First Time Buy Or Investment
- Two Receptions
- Separate Kitchen & W.C
- Two Double Bedrooms
- Family Bathroom
- South Facing Rear Garden

IN SUMMARY

Guide Price £210,000-£220,000. NO CHAIN. Located in the POPULAR NORTH CITY NR3 postcode just off Sprowston Road with COFFEE SHOPS close by, this VICTORIAN MID-TERRACE would make the ideal FIRST TIME BUY or INVESTMENT property. The property itself is empty and ready to move in, whilst benefiting from TWO MAIN RECEPTION ROOMS and a SEPARATE KITCHEN with downstairs W.C. On the first floor you will find TWO DOUBLE BEDROOMS and a family bathroom leading off the back bedroom. Externally the garden is SUNNY and SOUTH FACING whilst being mainly laid to paving.

SETTING THE SCENE

Approached from the roadside via a walled front garden leading to the main entrance door. To the side is a shared passage giving access to the rear garden.

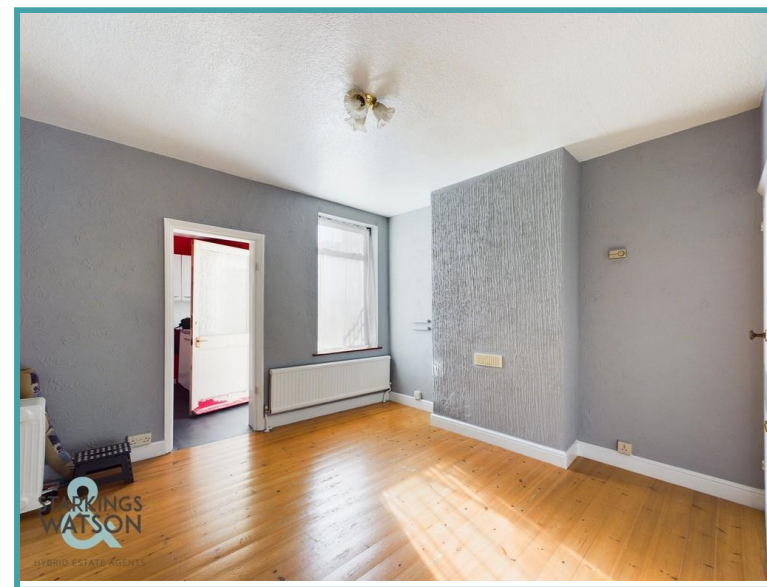
THE GRAND TOUR

Leading from the main entrance door into the front reception, you will find wood flooring and a gas fire housing the back boiler, there is also a window to the

front. This in turn gives access to the internal hallway leading to the first floor and to the second reception. The dining room has an under stairs storage cupboard housing the electric fuse box and meters, as well as a further storage cupboard. There is also a window overlooking the garden. The kitchen can be found off the dining room with space for a cooker and washing machine, cupboard storage and rolled edge work-surfaces, a window overlooking the garden and a door leading onto the rear garden. From the kitchen you will find access to the downstairs W.C also. Leading up onto the first floor landing, this gives access to the two double bedrooms. The first one to the front has a built-in storage cupboard with window overlooking the front and wood effect flooring. The second bedroom to the rear also has wood effect flooring and leads to the bathroom. The bathroom has a panelled bath with shower over, hand wash basin and W.C.

THE GREAT OUTDOORS

The rear garden is mainly paved leading from the back door in the kitchen. The garden is partly bisected giving neighbouring access to the rear gardens. The private part beyond is again paved and walled-in with a timber shed. The garden is south facing giving plenty of light making it ideal for outside entertaining in the summer months.



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



OUT & ABOUT

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 cul-de-sac, 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.

FIND US

Postcode : NR3 4RA

What3Words : ///runner.last.flag

VIRTUAL TOUR

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

AGENTS NOTE

The property benefits from gas fired central heating via back boiler. There is a shared passage to side with the neighbouring properties and the garden is partly bi-sected.

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:



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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⁾
 685.92 ft²
 63.72 m²



Floor 1



Ground Floor

