

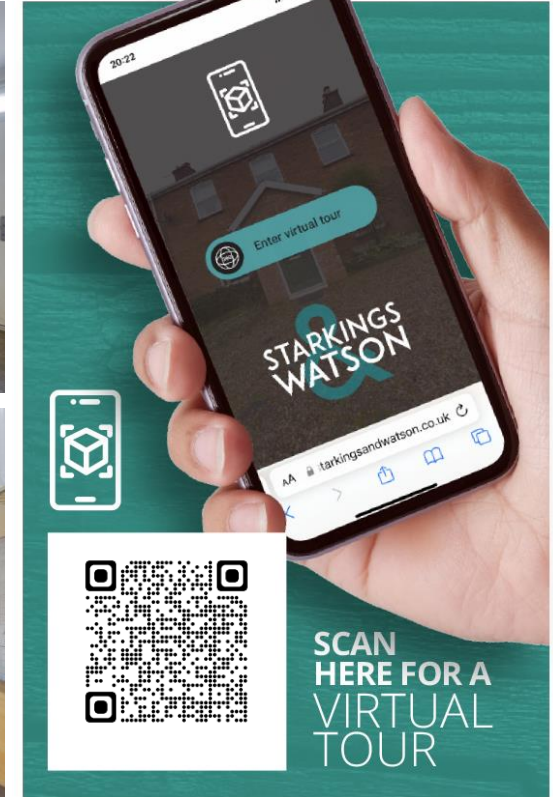
ST. LEONARDS ROAD

Norwich NR1 4BL

Freehold | Energy Efficiency Rating : D

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

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**STARKINGS
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- Victorian Mid-Terrace
- Sought After NR1 Location
- Far Reaching City Views
- Off Road Parking Space to Rear
- Two Reception Rooms & Kitchen
- Three Bedrooms & Shower Room
- Private Courtyard Garden
- Period Features Retained

IN SUMMARY

NO CHAIN. This VICTORIAN MID-TERRACE located in NR1 on St. Leonards Road with far reaching views of the city to the front is a BLANK CANVAS and ready to move straight into! The terrace offers a BAY FRONTED sitting room, courtyard garden and OFF ROAD PARKING SPACE to the rear. Internally you will find TWO TRADITIONAL RECEPTION ROOMS, a galley style kitchen and utility space with downstairs shower room to the rear. On the first floor there are TWO DOUBLE BEDROOMS and a further single bedroom off the second. Externally there is a courtyard garden with timber shed and the all important parking space beyond. The property benefits from uPVC DOUBLE GLAZING and GAS FIRED central heating and would make the perfect FIRST TIME PURCHASE.

SETTING THE SCENE

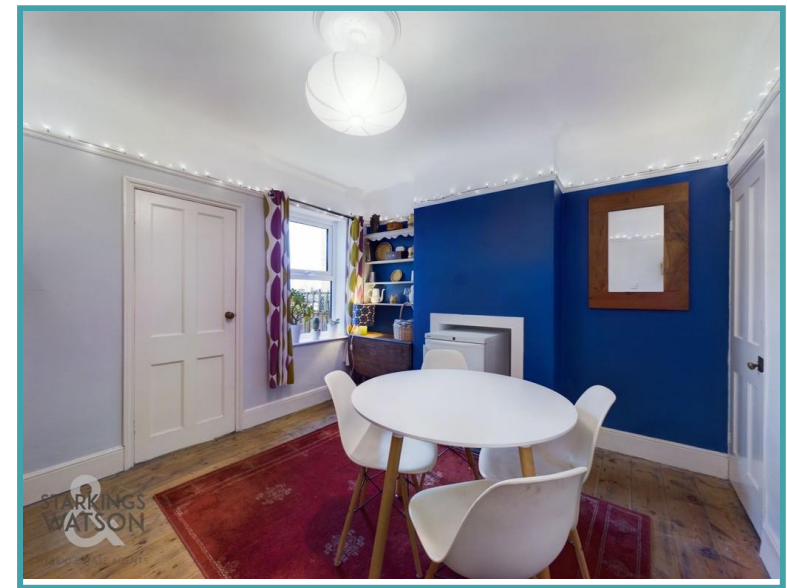
Approached via a gated front garden with path leading to the main entrance door to the front. To the rear you will find a hard standing area with an off road parking space with gated access to the rear garden.

THE GRAND TOUR

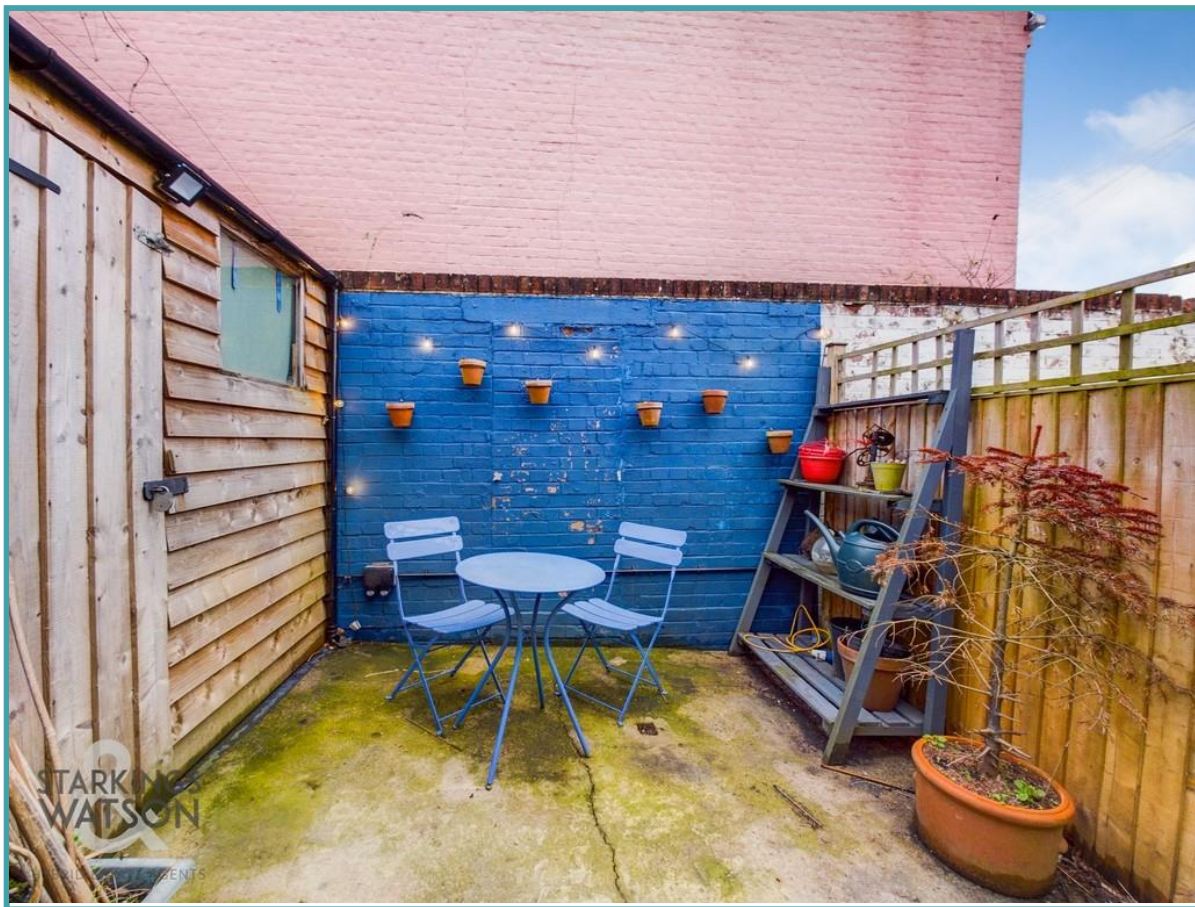
Entering the main entrance door leading into the front reception room currently used as the sitting room, and offering a bay window to the front and a feature fireplace. There is then access to the inner hall providing access to the first floor landing and the dining room. The dining room overlooks the rear garden, with wood flooring and an under-stairs storage cupboard. Stepping down to the kitchen, you will find ample cupboard storage, integrated electric oven and gas hob as well as the wall mounted gas fired boiler. There is then access to the utility space with space for white goods and access to the garden and family shower room beyond. The shower room offers a W.C, hand wash basin and shower cubicle with thermostatically controlled shower. Leading up to the first floor landing, you will find three bedrooms. The first bedroom to the front has far reaching views of the city from the window to the front as well as built-in storage. The second bedroom to the rear provides access to the third bedroom both benefiting from a newly laid carpet and overlook the rear. The property has uPVC double glazing and gas fired central heating.

THE GREAT OUTDOORS

The rear garden is a paved courtyard style space with ample space for table and chairs and storage and also houses a timber shed. there is gated access to the hard standing parking space to the rear also. The garden is enclosed with brick wall and timber fencing.



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OUT & ABOUT

Located just outside the Norwich City Centre within the sought after area of Thorpe Hamlet, this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

FIND US

Postcode : NR1 4BL

What3Words : ///estate.spirit.begin

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:



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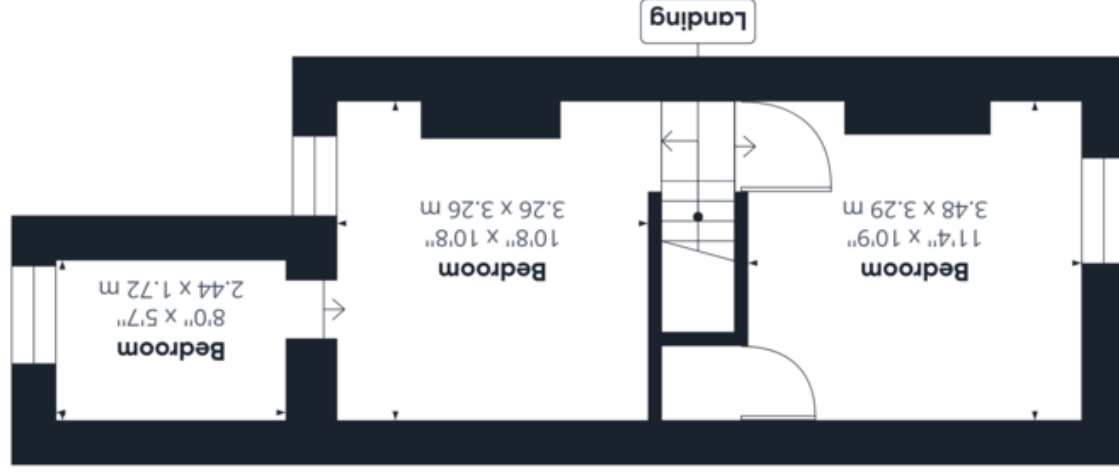
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GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 673.51 ft²
 62.57 m²

Floor 1



Ground Floor

