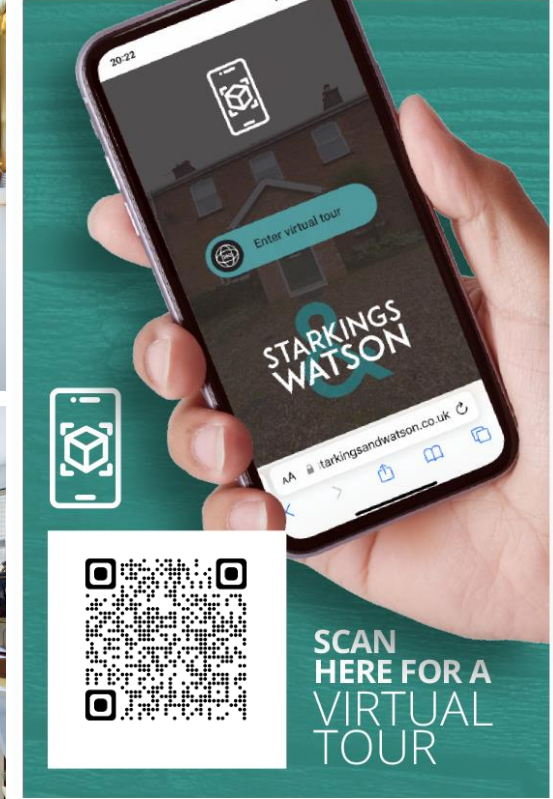


# VINCENT ROAD Norwich NR1 4HH

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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- Mid-Terrace Home
- Presented in Immaculate Order
- Sitting Room with Fireplace
- Kitchen/Dining Room & Utility Room
- Two Stylish Double Bedrooms
- Two Bathrooms
- 100ft Rear Garden (stms)
- Much Requested NR1 Location

### IN SUMMARY

This traditional VICTORIAN TERRACE located in the POPULAR NR1 area of the city is within easy reach of the TRAIN STATION and CITY CENTRE, offering WELL PRESENTED ACCOMMODATION and a REAR GARDEN measuring approximately 100ft (stms). The property still retains many traditional character features as well as FEATURE FIREPLACES to all the main rooms. The layout comprises of a main front reception room, kitchen/dining space, utility room and shower room which completes the ground floor. On the first floor off the landing there are TWO DOUBLE BEDROOMS and an EN-SUITE BATHROOM also. Externally, the rear garden is spilt into a paved patio terrace ideal for OUTSIDE DINING and further lawns beyond. The property would make an IDEAL FIRST TIME PURCHASE or buy to let investment.

### SETTING THE SCENE

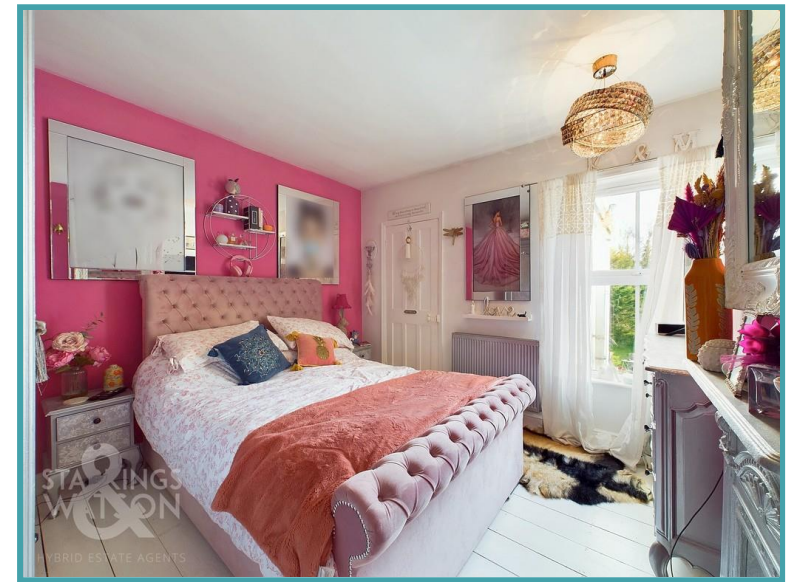
The property is approached via a paved and shingled front garden with pathway leading to main front door. There is a low level brick wall also.

### THE GRAND TOUR

Entering through the main entrance door to the front you enter the main reception room with a bay window to front and feature fireplace, this gives access to a small lobby leading to the first floor landing and through to the kitchen/dining space. The kitchen features a built-in storage cupboard as well as ample cupboard space and wood work-surfaces with an integrated electric oven and gas hob as well as space for the dining table. The utility room beyond offers further cupboard storage as well as space for the white goods including the fridge/freezer. The utility room gives access to the shower room and the outside rear garden via a stable door. Leading up the first floor landing you will find two double bedrooms. The bedroom to the front features built-in storage cupboard and feature fireplace. The bedroom to the rear overlooks the garden and also offers a feature fireplace as well as access to the en-suite bathroom beyond. The property benefits from uPVC double glazing and gas fired central heating.

### THE GREAT OUTDOORS

The property benefits from a larger than expected rear garden which is partly bisected. The first part leading from the back door is paved and enclosed with a gate leading to the shared passage with the main section of garden found beyond. You will find a timber built shed, shingled and paved patio area ideal for outside dining. This in turn leads to a lawned area of garden with plenty of space for all the family to enjoy with trees and green space beyond.



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#### OUT & ABOUT

Located just outside the Norwich City Centre 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 4HH

What3Words : ///clap.swept.item

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised the rear garden is partly bisected.

**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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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<sup>(1)</sup>  
 671.58 ft<sup>2</sup>  
 62.39 m<sup>2</sup>



Floor 1



Ground Floor

