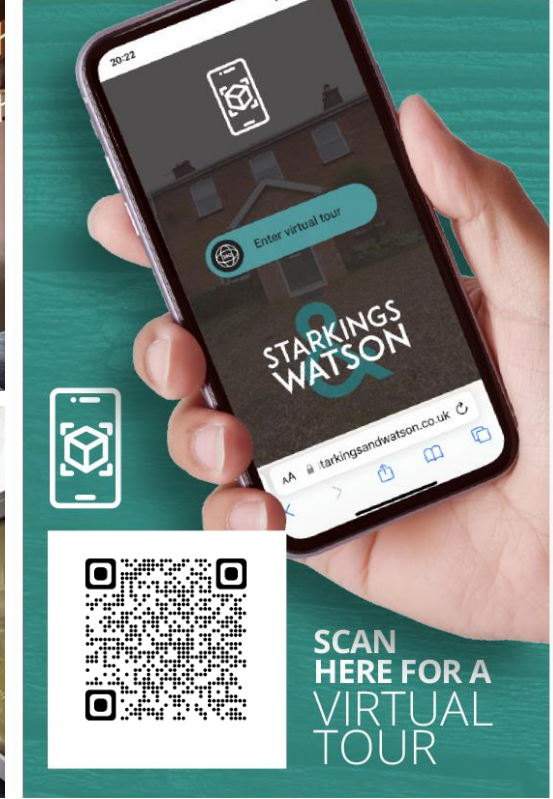


# INGRAM COURT Norwich NR1 2PY

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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- No Chain!
- Mid-Terrace Home
- Sitting/Dining Room
- uPVC Double Glazed Windows
- Gas Fired Central Heating
- Two Bedrooms
- Allocated Parking
- Enclosed Gardens

### IN SUMMARY

NO CHAIN. Requiring UPDATING and MODERNISATION, this mid-terrace home is an IDEAL FIRST BUY or INVESTMENT given its PROXIMITY to NORWICH and surrounding road networks. With ALLOCATED PARKING to rear and enclosed LAWNED GARDENS, the property offers uPVC double glazing and gas fired CENTRAL HEATING. The internal accommodation includes an open plan SITTING/DINING ROOM and KITCHEN to the ground floor, with TWO BEDROOMS and a family bathroom upstairs.

### SETTING THE SCENE

Set behind a brick wall, a row of three terrace properties can be found, with a lawned frontage, and allocated parking to rear. A pathway leads to the front door and brick built storage shed.

### THE GRAND TOUR

A uPVC double glazed entrance door leads straight into the open plan sitting/dining room, with a window to front and spiral stairs to the first floor. A good

sized room, some basic re-decoration would enhance the overall feel. An opening leads to the kitchen - requiring either a full re-fit or just minor repairs, this functional room offers good storage, and space for white goods and a cooker. A window and door faces to rear and leads to the rear garden. Upstairs, the landing leads to the two bedrooms - one facing to front and one to rear. A built-in storage cupboard can be found to the larger of the rooms. The family bathroom is functional, and offers potential to install a shower over the bath.

### THE GREAT OUTDOORS

The rear garden is fully enclosed and laid to lawn, with a patio area, and gated access to the allocated parking which is provided for one vehicle.

### OUT & ABOUT

Located in the heart 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 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.



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



#### FIND US

Postcode : NR1 2PY

What3Words : ///spicy.vent.work

#### VIRTUAL TOUR

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

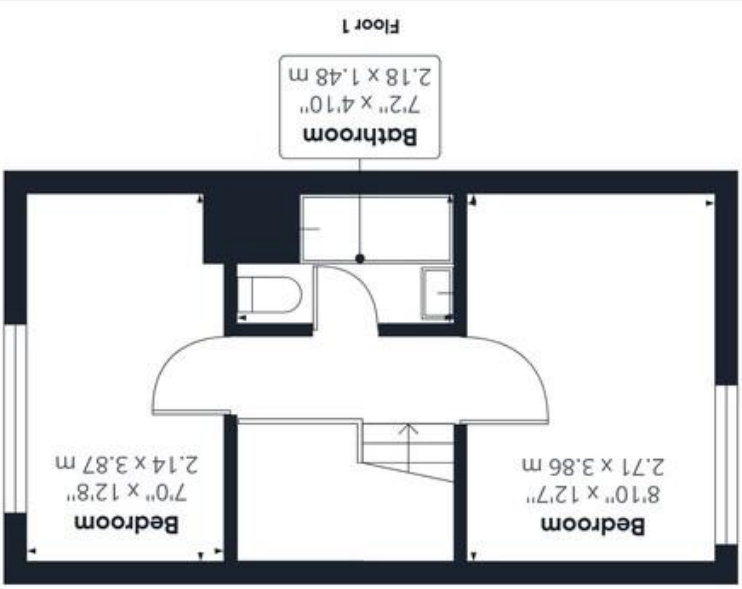
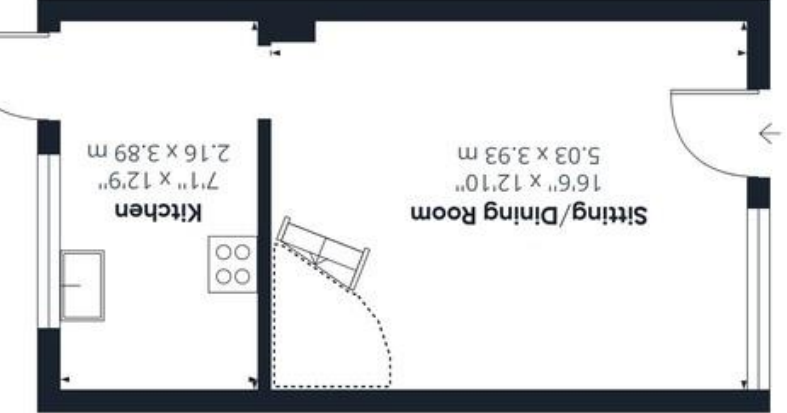
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



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Approximate total area<sup>(1)</sup>

570.26 ft<sup>2</sup>

52.98 m<sup>2</sup>

Reduced bedroom

16.55 ft<sup>2</sup>

1.54 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
(below 1.5m/4.92ft)

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.