

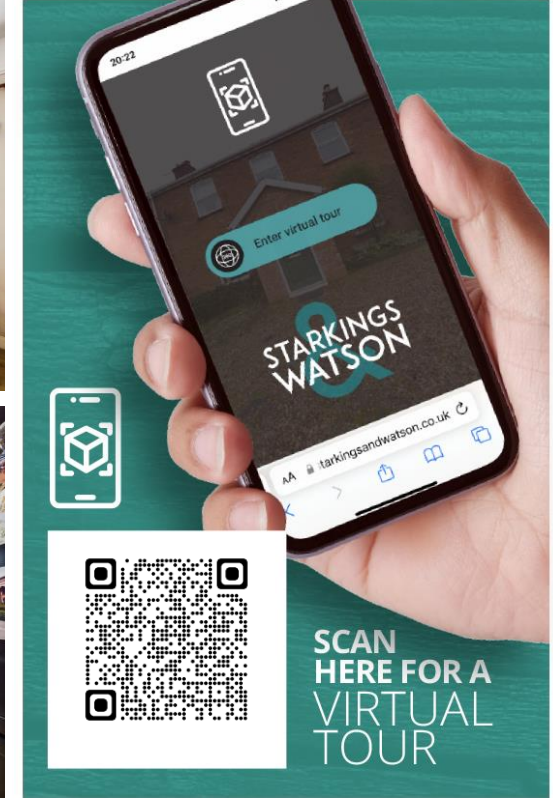
LIVINGSTONE STREET

Norwich NR2 4HE

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE
PROPERTY



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- Popular NR2 Location Close to City Centre
- Mid-Terrace Home Next to Passage
- Bisected Lawned Gardens
- Two Reception Rooms with Solid Wood Flooring
- Kitchen with Solid Wood Surfaces
- Ground Floor Bathroom
- Three Bedrooms
- On Road Parking

IN SUMMARY

Occupying a POPULAR NR2 LOCATION this mid-terrace home is next to the passageway, with bisected GARDENS and a CHARACTERFUL, WARM and INVITING interior. With a replacement gas fired CENTRAL HEATING BOILER, the property offers CHARACTER FEATURES such as fire places, STRIPPED WOOD FLOORING and HIGH CEILINGS. The accommodation is a traditional layout, with TWO RECEPTION ROOMS, fitted KITCHEN with SOLID WOOD WORK SURFACES and family bathroom with W.C. Upstairs, TWO BEDROOMS lead off the landing, with an interconnecting THIRD BEDROOM or dressing room.

SETTING THE SCENE

Screened behind mature hedging, an attractive tiled pathway with timber gate leads to the low maintenance frontage and main entrance door. The side passage is gated and offers access to the bisected garden.

THE GRAND TOUR

You head straight into the sitting room, finished with attractive solid wood flooring, with a feature exposed brick fire place and uPVC double glazed window to front. The inner hall offers the stairs to the first floor, with a further door to the dining room - again with stripped wood flooring and a useful built-in under stairs storage cupboard. A uPVC double glazed door leads to the rear courtyard and garden, with an opening to the kitchen . Finished with solid wood work surfaces, an inset ceramic butler sink can be found to one side, with space for general white goods and an electric cooker. Striking tiled splash backs and tiled flooring completes the look. Heading through into the bathroom, a three piece suite can be found, with a shower over the bath, tiled walls and the wall mounted gas fired central heating boiler. Upstairs, the landing leads to the main two double bedrooms, both with built-in storage cupboards. The third bedroom is interconnecting, also finished with fitted carpet and currently used as a dressing room.

THE GREAT OUTDOORS

Heading outside, a hard standing courtyard area can be found, with gated access to the main lawned area. Enclosed with timber panelled fencing, various raised beds can be found to the rear, with a timber storage shed.



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OUT & ABOUT

Located in the sought after postcode of NR2 and 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 main shopping 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 4HE

What3Words : ///rises.loaded.movies

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⁽¹⁾
738.59 ft²
68.62 m²

(1) Excluding balconies and terraces

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.

