



12 Grosvenor Road
Norwich, NR2 2PY

BROWN & CO



12 Grosvenor Road, Norwich, NR2 2PY

Description of property

GUIDE PRICE - £450,000



DESCRIPTION

No. 12 Grosvenor Road dates back to Victorian times and comprises a super development opportunity to acquire an end of terraced house in need of renovation, being set over four floors in an incredibly desirable location. Constructed of traditional red brick under a pitched main roof, the property is currently divided into three separate apartments and will be of great interest to buyers keen to explore the many different options this property offers.

The whole has great potential to renovate the current layout, being two, one-bedroom apartments on the lower ground floor and ground floor together with a spacious three-bedroom maisonette positioned across the first and second floor; with the ability to derive and income.

Any prospective buyer has a wonderful opportunity to convert the current accommodation back to a single dwelling house.

No.12 Grosvenor Road enjoys a front garden with deep flower beds and there is a private rear garden which is mainly laid to lawn accessed via the side access to the property.

Services – Mains gas, mains water, mains drainage, mains electricity.

Local authority – Norwich City Council.

EPC ratings: Basement Flat, First Floor Flat and Top Floor Flat - C; Ground Floor Flat - E

LOCATION

Grosvenor Road is located off Unthank Road in the so-called Golden Triangle area of Norwich. This part of the city is one of the more popular residential areas of Norwich which is within walking distance of the city centre. There are local shopping and transport facilities in Unthank Road. Communication routes are good, with easy access to the inner and outer ring roads and the property is within close proximity of state and private schools and within striking distance of the University of East Anglia and the Norfolk & Norwich Hospital.

DIRECTIONS

From the centre of Norwich proceed out of the city on Unthank Road. Head past Clarendon Road and Neville Street and take the next right onto Grosvenor Road. Proceed along the road and the property will be seen on the right-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

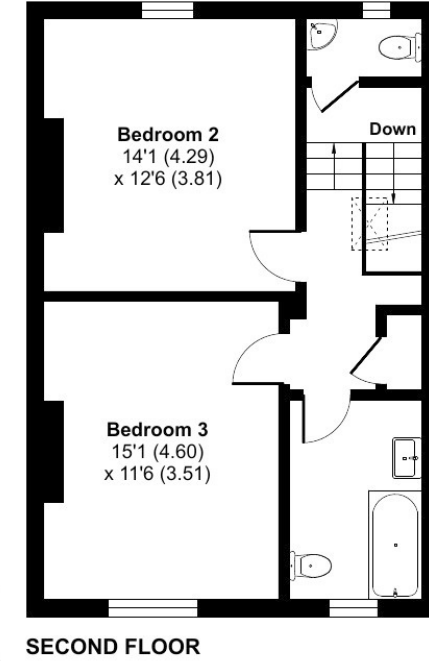
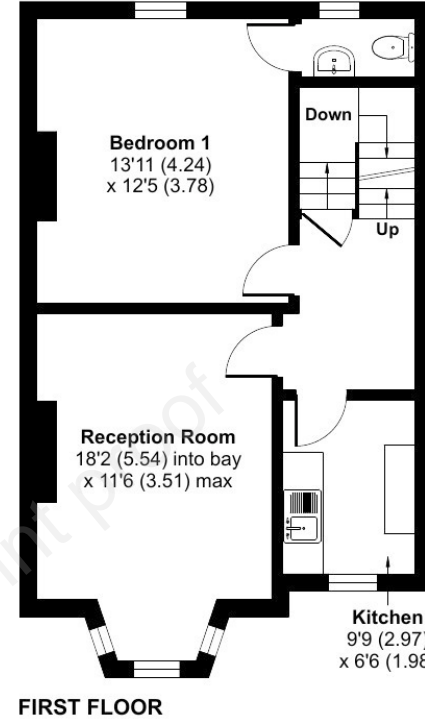
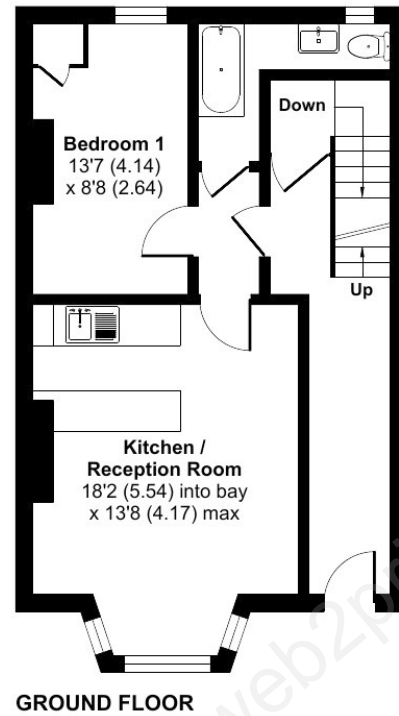
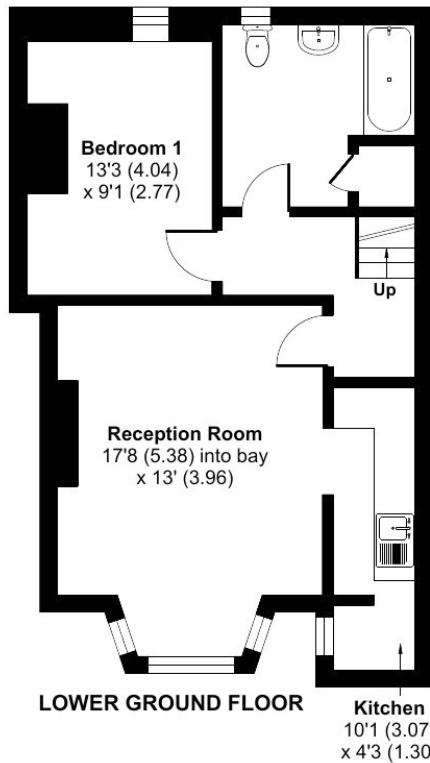
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Grosvenor Road, Norwich, NR2

Approximate Area = 2106 sq ft / 195.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Co. REF: 993502

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