

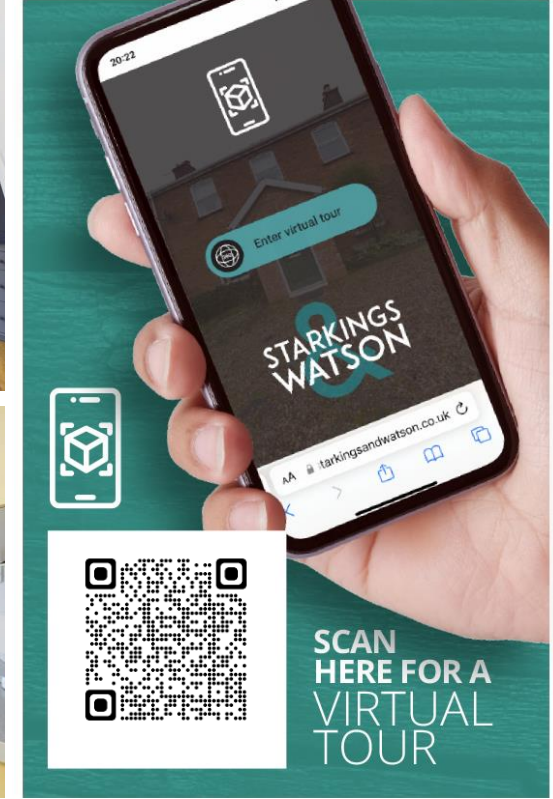
STONES BUILDINGS

# Waterloo Road, Norwich NR3 1EZ

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
- Walking Distance to City Centre
- Hall Entrance
- 15' Sitting Room
- Two Bedrooms
- Enclosed Front Gardens
- On Road Parking

### IN SUMMARY

NO CHAIN. This older style MID-TERRACE HOME offers a RARE SETTING off Waterloo Road, within WALKING DISTANCE to the CITY CENTRE. Having been an INVESTMENT PROPERTY for MANY YEARS, the property is now ready for a REFRESH, making use of the position and internal space. On road parking is often available in front of the property, with the accommodation completed with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING. The small entrance leads to the 15' SITTING ROOM, with the FITTED KITCHEN BEYOND, leading to a rear porch and BATHROOM. Upstairs, TWO BEDROOMS lead off the landing. Outside, the GARDENS are to FRONT, remaining fully usable and ready for landscaping.

### SETTING THE SCENE

Set off Waterloo Road, on road parking can be found outside on a first come first served basis, with a low level brick wall and gated entrance leading to the gardens. Laid to lawn and with various planting, the garden is fully usable and could benefit from some landscaping to maximise the space.

### THE GRAND TOUR

Once inside, a small entrance hall leads to the sitting room and first floor. The electric fuse box can be found to your right hand side, with the sitting room including wood effect flooring, a window to front and a central chimney which could be created into a feature. A useful space runs under the stairs, ideal for creating storage or for further furniture. The door leads into the kitchen, with a run of storage units to all side, and a window to rear. The room is big enough for a small table, whilst there is room for an electric cooker and general white goods within the current kitchen layout. The rear hall leads off, with a uPVC double glazed door to the rear access, and a door to the ground floor bathroom. Ready for modernising, the bathroom functions, but could be smartened to maximise the space. At present tiled splash backs and a heated towel rail are installed, with a shower over the bath. Upstairs, two carpeted bedrooms lead off the landing, both with built-in storage, including the main bedroom with two uPVC double glazed windows to front.

### THE GREAT OUTDOORS

The gardens are located to the front of the property and are laid to lawn and fully enclosed. The rear access is a shared hard standing pathway only.

### OUT & ABOUT

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can



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be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### FIND US

Postcode : NR3 1EZ

What3Words : ///racks.inner.hero

#### VIRTUAL TOUR

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

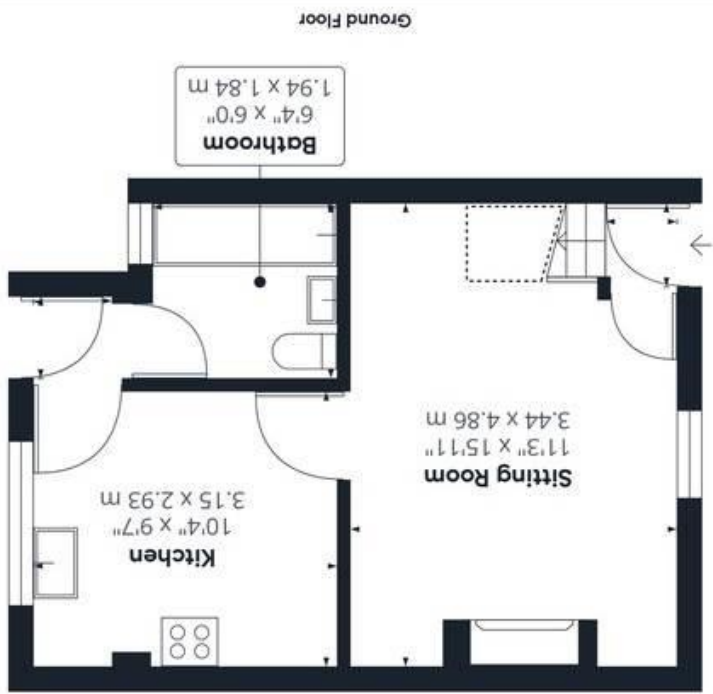
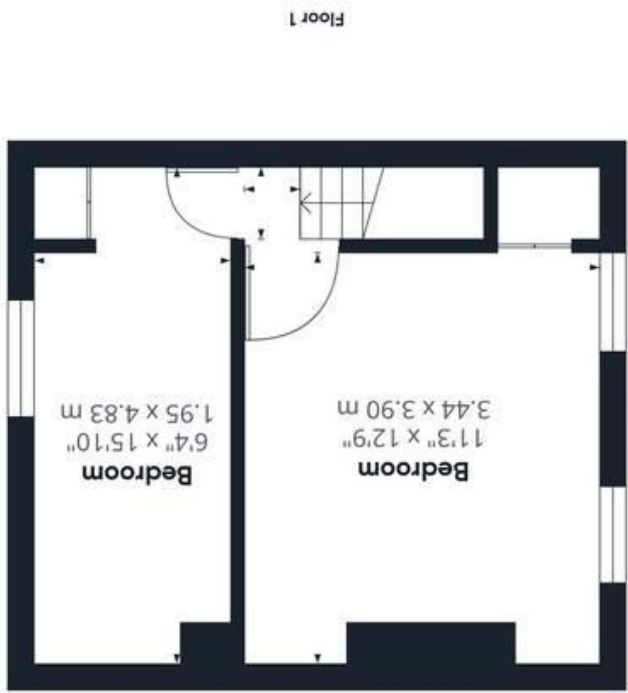
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Price:



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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.

Reduced bedroom  
(below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
581.54 ft<sup>2</sup>  
54.03 m<sup>2</sup>  
Reduced bedroom  
12.33 ft<sup>2</sup>  
1.15 m<sup>2</sup>