



Threadneedle Street, Bergh Apton - NR15 1BJ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS

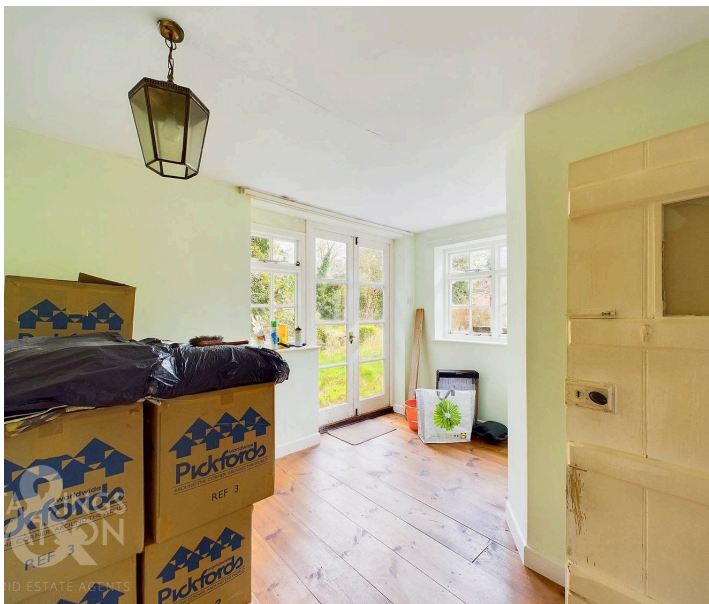
Threadneedle Street

Bergh Apton, Norwich

NO CHAIN. Requiring FULL MODERNISATION and UPDATING, this former PAIR of SEMI-DETACHED COTTAGES is now sold as one lot, with a PLOT extending to approximately 0.20 ACRES (stms). With the right hand property being lived in during recent years, the property was EXTENDED to incorporate a GARAGE, whilst the left hand side has been VACANT for OVER 20 YEARS. Suited to an EXPERIENCED BUILDER or PROPERTY DEVELOPER, options exist with PLANNING PERMISSION to create one larger dwelling, or to extend the properties creating a MODERNISED PAIR of SEMI-DETACHED HOMES. The PLOT is overgrown and requires landscaping, but significant land exists to create a sizeable garden and parking area.

Council Tax band: C

Tenure: Freehold



- No Chain!
- Pair of Semi-Detached Cottages
- Approx. 0.20 Acre Plot (stms)
- Ample Parking & Integral Garage
- Suited to Experienced Builder/Developer
- Up to Three Reception Rooms
- Up to Five Bedrooms
- Popular & Sought After Village Setting

Bergh Apton is a popular south Norfolk village, located within close proximity to the Norfolk Broads, and a short drive from the larger village of Poringland which offers a range of everyday amenities. The neighbouring village of Alington houses a popular village school which is a popular reason for moving to the area. The A146 provides easy access into Norwich, the A47, Beccles and the East Coast, with the major villages, and the City of Norwich offering further amenities and excellent transport links by road and rail.

SETTING THE SCENE

Still appearing as two separate properties, the original vision was to create one larger detached property. Sitting on a highly desirable road within a popular South Norwich village, the property is set back with ample parking to front, currently screened with mature hedging and shrubbery.



THE GRAND TOUR

Starting in the right hand cottage, a porch entrance is open plan to the sitting room, with a cast iron wood burner and stairs leading to the first floor. A door opens to the kitchen which sits in the centre of the property, requiring updating and modernisation. Leading off is the dining/garden room with French doors to the garden and a useful ground floor W.C. Upstairs, two bedrooms lead off the landing, with the larger being over the garage, and a separate family bathroom with a three piece suite and garden views. The left hand semi-detached cottage has been vacant for over 20 years, and is very much a shell. The accommodation includes a sitting room with feature fire place, space where the kitchen would have once been and a further storage room leading off. Upstairs, there are two rooms, which interconnect.

FIND US

Postcode : NR15 1BJ

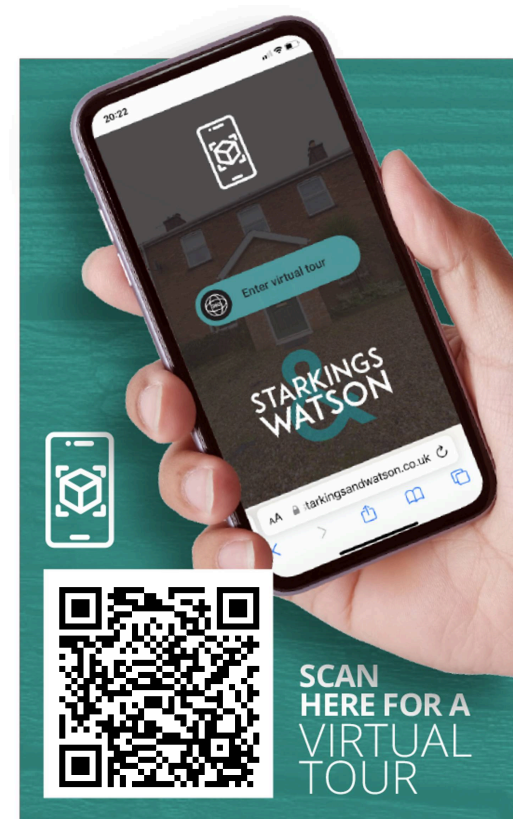
What3Words : ///punchy.hardening.likewise

VIRTUAL TOUR

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

AGENTS NOTE

The right hand property is on mains drainage, with the former septic tank located to the right hand boundary, now understood to have been filled in.







THE GREAT OUTDOORS

The gardens are overgrown and include a number of brick built outbuildings in varying degrees of structural condition. The gardens offer huge potential and were clearly once a well stocked space to enjoy the south sun.





Ground Floor

Approximate total area⁽¹⁾

1361.52 ft²

126.49 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.