

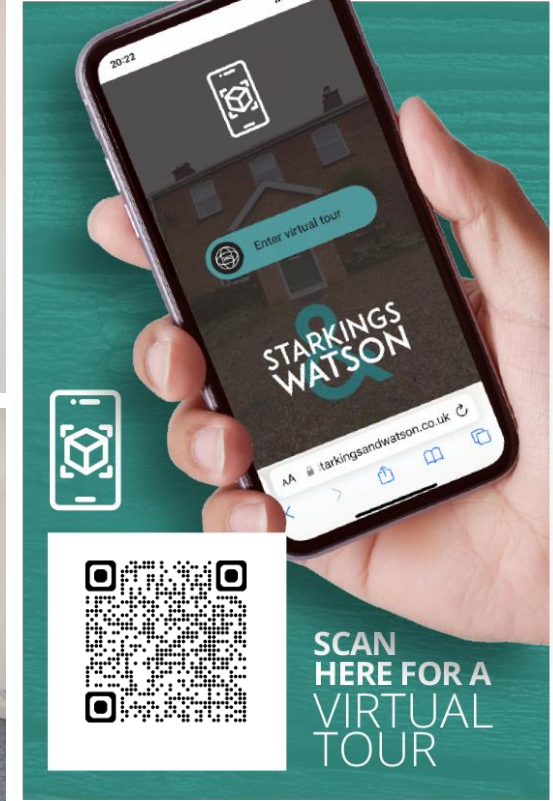
WATERLOO ROAD

**Norwich NR3 1EW**

Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY  
**TO LET**



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**STARKINGS  
&  
WATSON**

- Terraced House
- Short Walk To All Local Amenities
- Fully Redecorated
- Separate Sitting & Dining Rooms
- Family Bathroom
- Three Bedrooms
- Low Maintenance Private Rear Garden
- Close To All Public Transport Links

#### IN SUMMARY

Benefiting from a RECENT FULL REDECORATION this TERRACED HOUSE offers a VERSATILE living space inside reaching some 855 SQ. FT (stms) in total with all uPVC DOUBLE GLAZED WINDOWS and GAS CENTRAL HEATING. Boasting SEPARATE SITTING and DINING rooms offering newly laid carpets and freshly painted walls leading to the galley style KITCHEN AREA with ample storage which in turn leads to the three piece FAMILY BATHROOM. The first floor landing splits to offer THREE BEDROOMS, with the smaller making the ideal bedroom, study or nursery. Externally, the LOW MAINTENANCE garden is fully enclosed with a gate leading into the alleyway access to the very rear.

#### SETTING THE SCENE

The property is gently set back from the main street behind a low level brick wall with mature hedged borders.

#### THE GRAND TOUR

Stepping inside, it is easy to see the work that the current owners have done to the property, including all brand new carpeted flooring throughout and freshly painted walls in every room. Immediately to your right is the sitting room space with a uPVC double glazed window to the front with radiator below, whilst the separate dining room sits to the other side of the stairs with a rear facing aspect and handy under the stairs storage cupboard. Gently stepping down you are met with the kitchen with wood effect flooring underfoot. This space offers an array of wall and base mounted storage set around rolled edge work surfaces with tiled splash backs and space for a gas oven and hob, stainless steel sink with gas heating boiler to your left on the wall and a large window sat behind the sink allowing natural light to come to this room. Just beyond the middle access lobby with door into the rear garden is the family bathroom, a three piece suite with frosted glass window, wood effect flooring underfoot and radiator below. The first floor landing splits into two directions, again with brand new carpeted flooring and freshly painted walls throughout, with the larger of the two bedrooms situated to your right with a front facing aspect and built in storage cupboard over the stairs. The second room is situated to your left with a rear facing aspect, smaller radiator below and ample floor space for soft furnishings, whilst another gentle step down leads you into the smaller of the three bedrooms. This space would make an ideal single bedroom, nursery or study if wished.



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### THE GREAT OUTDOORS

Externally, the rear garden is offered in a low maintenance state, fully enclosed with timber fencing surround and brick wall at the very rear with a swinging gate into the access alleyway behind.

### 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 excellent local bus routes a wealth of local amenities can 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 1EW

What3Words : ///reward.verbs.shield

### 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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**GIRAFFE 360**

Calculations are based on RICS IPMS 3C standard.

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 headroom: ..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>

855.3 ft<sup>2</sup>  
79.46 m<sup>2</sup>

Reduced headroom

6.89 ft<sup>2</sup>  
0.64 m<sup>2</sup>

