

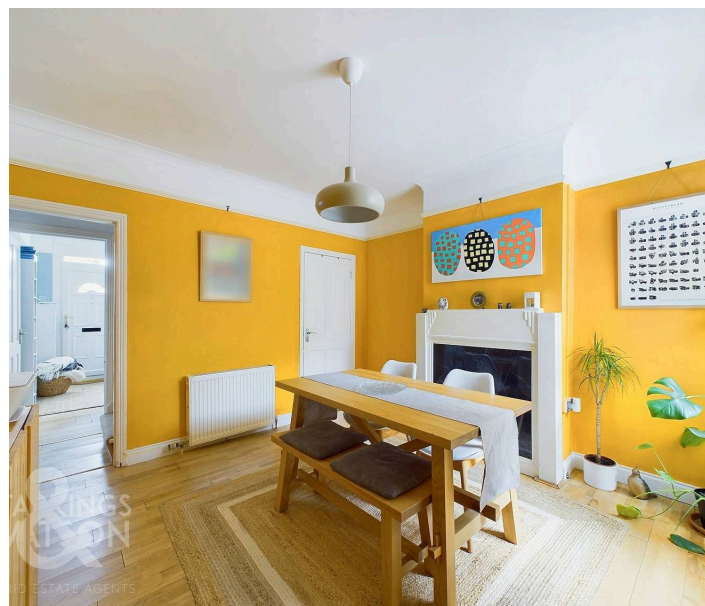
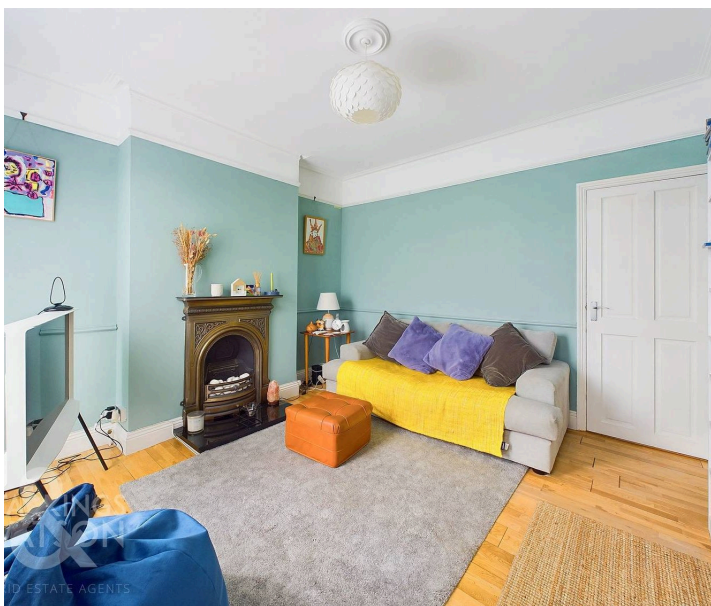


Berners Street, Norwich - NR3 2JN

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Berners Street

Norwich

This MID-TERRACE HOME offers a little over 681 SQ. FT of accommodation in total (stms), benefiting from 2021 installed GAS fired CENTRAL HEATING system, and all uPVC double glazed windows . The internal space includes SEPARATE 11' SITTING and DINING rooms, leading to a FITTED KITCHEN with INTEGRATED APPLIANCES and a ground floor CLOAKROOM. The first floor gives way to TWO SPACIOUS DOUBLE BEDROOMS and a handy EN-SUITE SHOWER ROOM. Externally, the property makes use of a PRIVATE REAR GARDEN predominantly laid to lawn, and fully enclosed with all LOCAL AMENITIES within a short walk from your front door.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Mid-Terrace House
- Good Decorative Order
- 11' Sitting Room & 11' Dining Room
- Kitchen with Integrated Appliances
- Two Double Bedrooms
- Family Bathroom & Cloakroom
- Private Rear Garden
- Perfect First Time Buy or Investment



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 cul-de-sac, 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.

#### SETTING THE SCENE

The property is elevated from the street with gentle steps towards the front door and a raised shingle frontage all leading to the front door.

#### THE GRAND TOUR

Stepping inside you are first met with the sitting room boasting wooden flooring. This generous room offers enough space for a choice of layout of soft furnishings and a large uPVC double glazed window to the front. Walking past the stairs onto the first floor is the dining room, offering wooden flooring, this room makes the ideal dining room with space for a formal dining table and additional understairs storage and rear facing window before opening into the fitted kitchen. Within the kitchen there is a range of wall and base mounted storage over the tiled flooring with tiled splash backs, chrome sink and a built in oven and hob with extraction above. Just beyond the kitchen is a sizeable cloakroom with rear facing frosted glass window and heated towel rail. The first floor landing splits in two directions with the left leading to the first double bedroom, with a front facing aspect which currently functions as a storage room but makes the perfect double bedroom with above the stairs built in storage cupboard.





## Berners Street

Norwich

To your right is the main bedroom, slightly larger than the front bedroom with a rear facing aspect this room opening into the en-suite three piece shower room with a tiled surround and radiator.

FIND US

Postcode : NR3 2JN

What3Words : ///stared.supply.joke

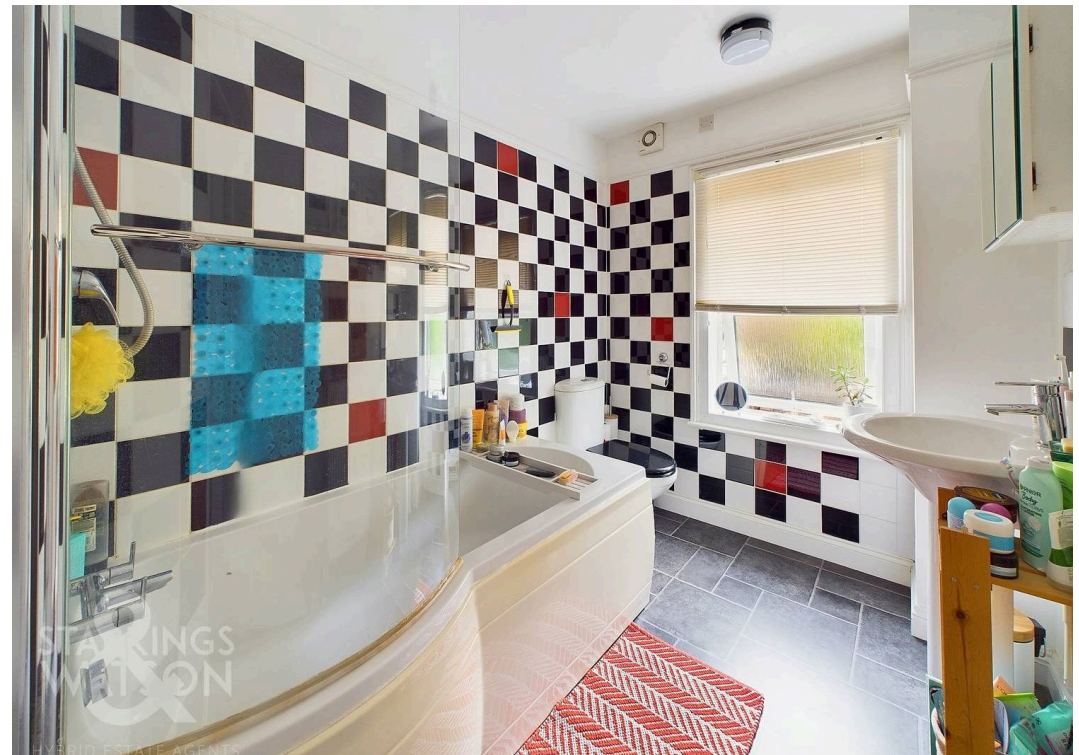
VIRTUAL TOUR

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

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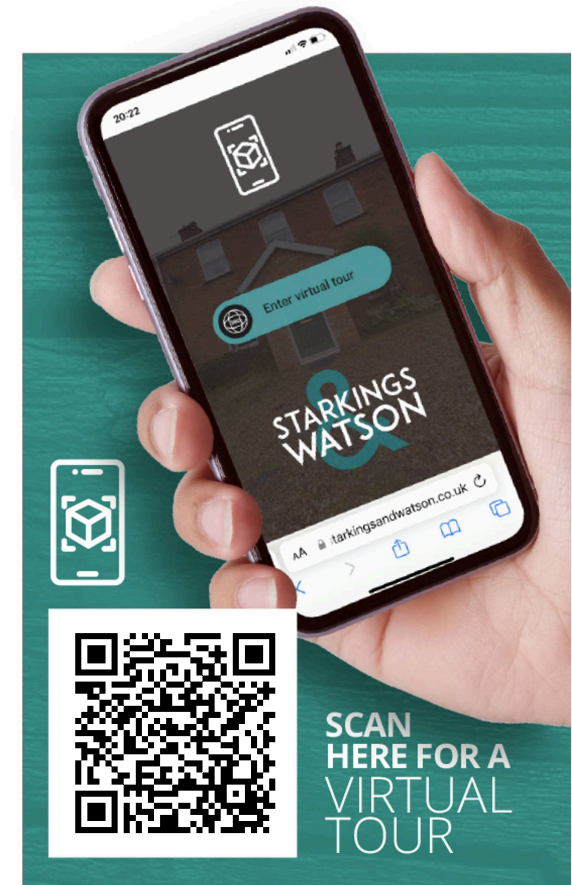






## THE GREAT OUTDOORS

The rear garden is easy to maintain while offering the ideal space to enjoy the warmer months fully enclosed on one side and the rear with timber fencing and a tall brick wall to the other side. Initially there is a brick weave seating area stepping up into the lawned garden space and patio at the rear for a timber shed. The garden is bisected but benefits from being on the end of the arrangement meaning the occupants of this home have a right of access through adjacent gardens but no access is allowed into the garden of this property.







Ground Floor

Approximate total area<sup>(1)</sup>

681.89 ft<sup>2</sup>

63.35 m<sup>2</sup>



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.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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