



55 Rosebery Road, Norwich

£250,000 - £260,000 Freehold

Presenting an outstanding opportunity to acquire a charming terraced house located in the highly sought-after NR3 postcode area, this 3-bedroom property is sure to captivate discerning buyers. With a competitive guide price, this home offers a blend of modernity and classic elegance, providing a comfortable and inviting living space.

Location

Nestled in the sought-after NR3 area of Norwich, Rosebery Road offers the perfect blend of city convenience and community charm. This vibrant neighbourhood is known for its eclectic mix of independent shops, trendy cafes, and welcoming pubs, providing a lively yet relaxed atmosphere. The property benefits from its proximity to Norwich city centre, just a short walk or drive away, where you'll find an array of shopping, dining, and cultural experiences. For outdoor enthusiasts, nearby green spaces such as Wensum Park and Waterloo Park offer serene escapes for leisurely strolls or picnics. Excellent transport links make commuting easy, with major roadways and public transport options close at hand. Families will appreciate access to well-regarded local schools, making this an ideal location for professionals, couples, and growing families alike.



Rosebery Road

Upon entering, you are greeted by a spacious lounge boasting bay-fronted windows that flood the room with natural light, accentuating the period fireplace that adds character and warmth to the space. The open-plan kitchen/dining room offers a seamless flow, creating a perfect setting for entertaining and everyday living.



The kitchen is thoughtfully designed and equipped with contemporary fittings, meeting the needs of modern living. A ground-floor bathroom adds convenience to the layout, enhancing the overall functionality of the ground floor.

Ascending to the first floor, you will find three generously sized bedrooms, each offering a tranquil retreat. The second bedroom provides access to the third bedroom, offering versatility in its usage to suit the preferences of the new owner, whether that be as an additional bedroom or a home office. The property is tastefully decorated throughout, ensuring a cohesive and inviting ambience.

The property benefits from a non bisected garden that offers a low-maintenance outdoor space, ideal for relaxation and outdoor dining. The garden includes a small patch of artificial grass, a paved area, and a storage shed, providing practical solutions for storage needs.

Conveniently situated, the property enjoys excellent transport links, making commuting a breeze for residents. Local amenities, schools, and recreational facilities are within easy reach, ensuring a desirable lifestyle for the new owners.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

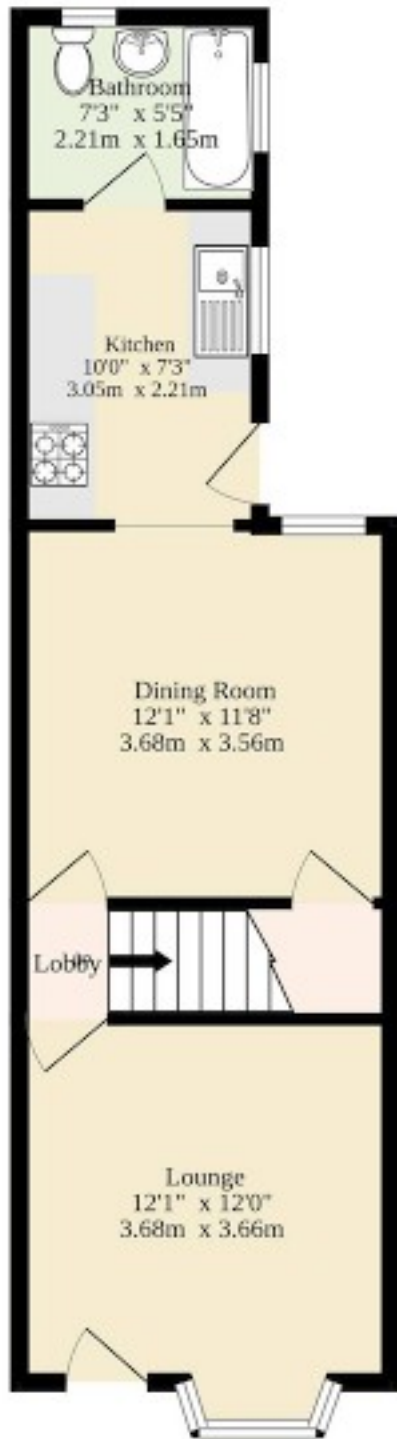
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor
417 sq.ft. (38.7 sq.m.) approx.



1st Floor
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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