



Cremorne Lane, Norwich - NR1 1TX

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Cremorne Lane

Norwich, Norwich

NO CHAIN & SOLD with TENANT in SITU at £850 PCM or VACANT POSSESSION. This BRILLIANTLY POSITIONED home is situated within WALKING DISTANCE to LOCAL AMENITIES and NORWICH TRAIN STATION, as well as offering FANTASTIC ACCOMMODATION, PRIVATE ENCLOSED GARDENS and OFF ROAD PARKING. This IDEAL TURN KEY INVESTMENT offers a neutral décor, and comprises a SPACIOUS ENTRANCE HALL with CLOAKROOM, 16' SITTING ROOM, and 14' KITCHEN/DINING ROOM with FRENCH DOORS leading onto the GARDEN. UPSTAIRS comprise THREE BEDROOMS - with the larger offering an EN SUITE SHOWER ROOM, and a FAMILY BATHROOM. OUTSIDE the property BOASTS a PRIVATE ENCLOSED GARDEN with a LAWNED area and PATIO SPACE, whilst to the front you will find OFF ROAD PARKING for up to two vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Semi-Detached Home with Garden
- Sold Vacant or with Tenant in Situ
- NR1 location Close to Amenities
- 16' Sitting Room
- Open Plan Kitchen/Dining Room
- Three Bedrooms with One En Suite
- Off Road Parking to Front



Located in the heart of Norwich City Centre this property provides an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### IN SUMMARY

NO CHAIN & SOLD with TENANT in SITU at £850 PCM or VACANT POSSESSION. This BRILLIANTLY POSITIONED home is situated within WALKING DISTANCE to LOCAL AMENITIES and NORWICH TRAIN STATION, as well as offering FANTASTIC ACCOMMODATION, PRIVATE ENCLOSED GARDENS and OFF ROAD PARKING. This IDEAL TURN KEY INVESTMENT offers a neutral décor, and comprises a SPACIOUS ENTRANCE HALL with CLOAKROOM, 16' SITTING ROOM, and 14' KITCHEN/DINING ROOM with FRENCH DOORS leading onto the GARDEN. UPSTAIRS comprise THREE BEDROOMS - with the larger offering an EN SUITE SHOWER ROOM, and a FAMILY BATHROOM. OUTSIDE the property BOASTS a PRIVATE ENCLOSED GARDEN with a LAWNED area and PATIO SPACE, whilst to the front you will find OFF ROAD PARKING for up to two vehicles.

#### SETTING THE SCENE

A brick weave driveway space offers off road parking, with further space to the side of the property. Gated access leads to the rear garden, with a pathway taking you to the front door.





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### THE GRAND TOUR

Stepping inside, the hall entrance is carpeted, with stairs rising to the first floor. Doors lead off, starting with the ground floor W.C, complete with a two piece suite and tiled splash backs. The sitting room enjoys a front and side facing window, offering a dual aspect, light and bright interior. Built-in storage can be found under the stairs, with a door taking you to the kitchen/dining room. Running across the width of the property, there is ample storage space, along with room for general white goods. The cooking appliances are integrated, including a gas hob and electric oven, with a window to rear, French doors to side, and space for a dining table. Upstairs, the three bedrooms lead off the landing, including the main bedroom with an en suite shower room. Both the family bathroom and en suite offer tiled splash backs and a shower.

### FIND US

Postcode : NR1 1TX

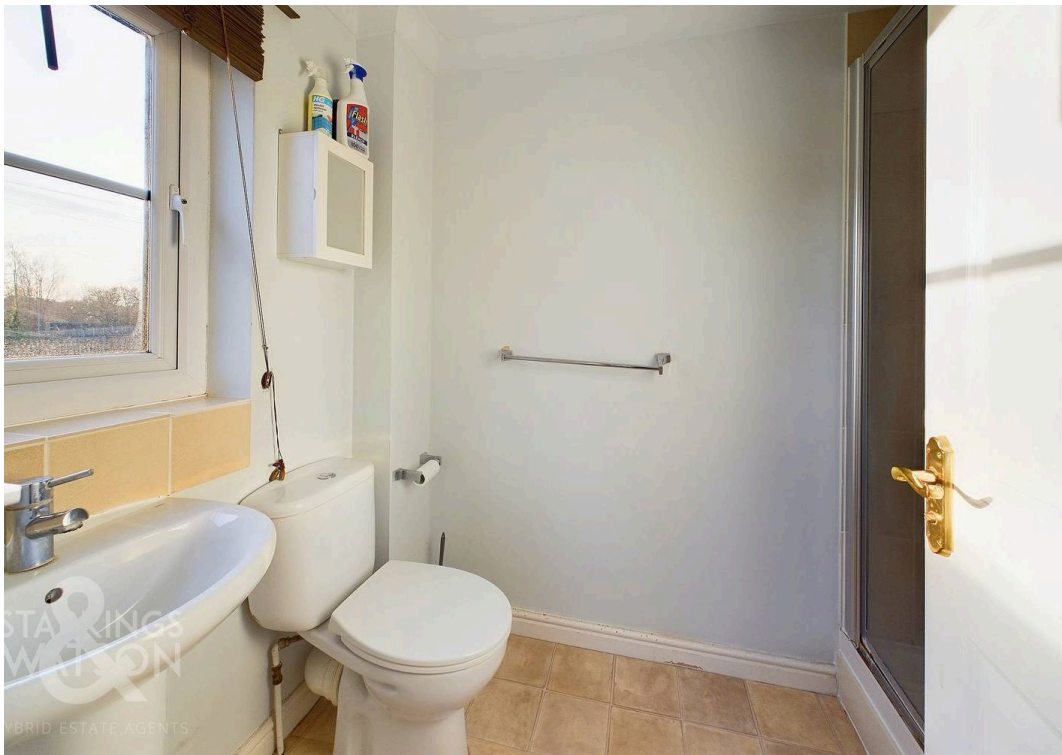
What3Words : ///stars.raft.sector

### VIRTUAL TOUR

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

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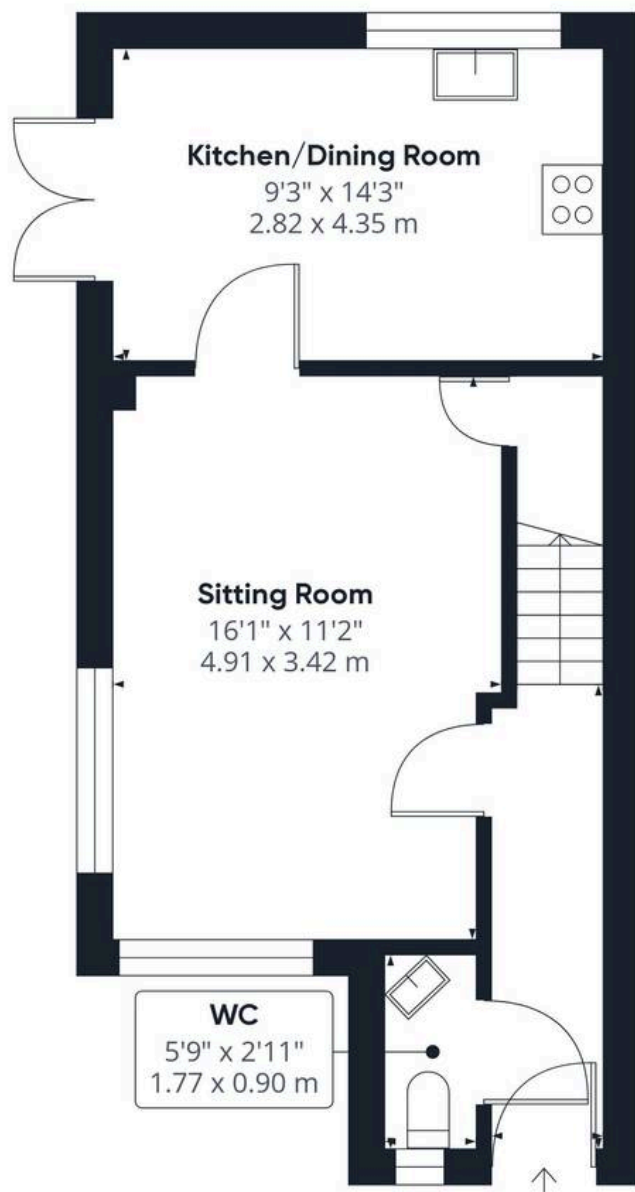
## THE GREAT OUTDOORS

The rear garden is partly walled and newly fenced, offering a lawned expanse and patio seating area. The garden is a great size, with gated access to the front, and huge potential for further landscaping.

**Driveway** - 1 Parking Space

**Off street** - 1 Parking Space





Ground Floor



Floor 1

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

728.17 ft<sup>2</sup>  
67.65 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.



## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

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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.