



Florence Road, Norwich - NR1 4BJ

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Florence Road

Norwich, NR1 4BJ

This MID-TERRACE HOME is larger than average, being partly OVER the PASSAGE, with TWO DOUBLE BEDROOMS leading OFF THE LANDING, an OPEN PLAN LAYOUT to the ground floor, and a USEFUL STUDIO/work room. Situated in the HIGHLY DESIRABLE NR1, the property offers uPVC double glazing and gas fired CENTRAL HEATING, along with a neutral décor. A PORCH ENTRANCE leads into the main SITTING ROOM with a feature fire place, and extended front boundary with a large window, which FLOODS the ROOM with NATURAL LIGHT. An inner hall leads to the DINING ROOM and open plan KITCHEN, with the SHOWER ROOM beyond. Upstairs, the landing leads to TWO DOUBLE BEDROOMS and the well maintained FAMILY BATHROOM with built-in STORAGE. To the rear, a COURTYARD GARDEN can be found, leading to the STUDIO/WORK ROOM.

Council Tax band: A

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Over Passage Mid-Terrace Home
- Two Reception Rooms
- Open Plan Kitchen
- Shower Room & Family Bathroom
- Two Double Bedrooms
- Courtyard Garden
- Studio/Work Room
- On Road Parking

Located just outside Norwich City Centre within the sought after area of Thorpe Hamlet, this property offers an urban retreat, yet away from the hustle and bustle. Within convenient walking distance to the football ground, train station and Riverside complex which includes a number of pubs, cafes, restaurants, cinema, bars and a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47

SETTING THE SCENE

With a raised courtyard frontage, a brick walled boundary with a gated footpath leads to the main property.





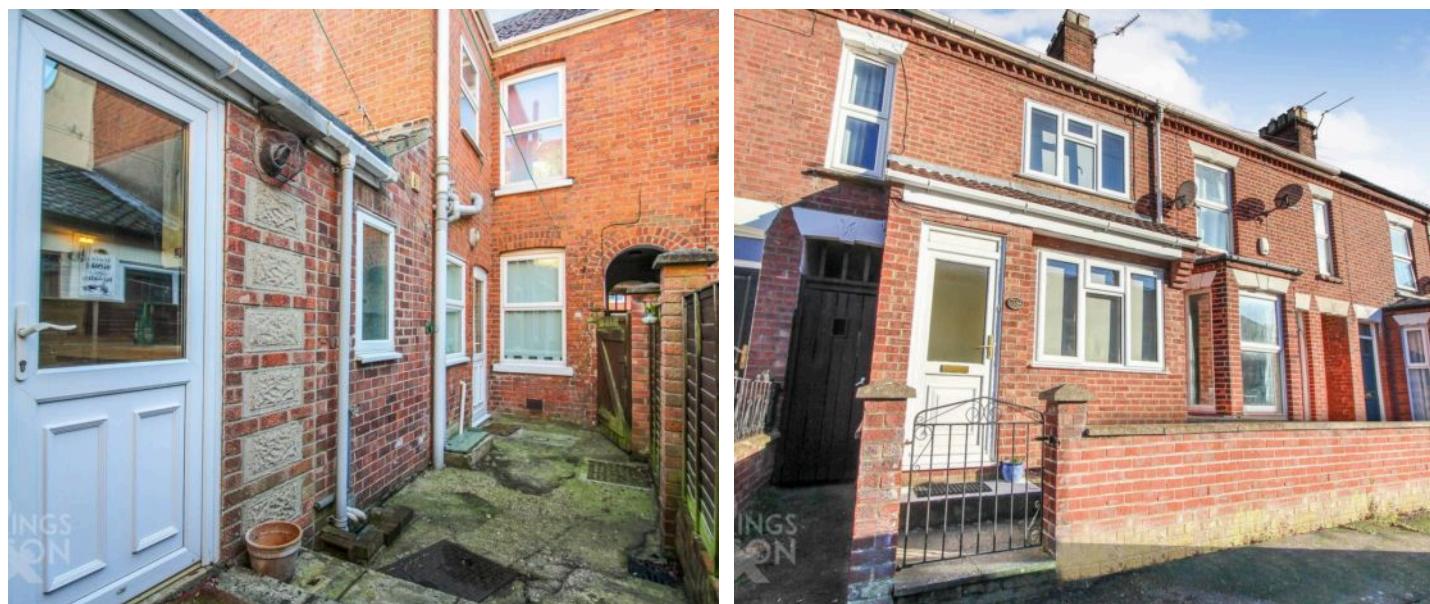


THE GREAT OUTDOORS

A hard standing courtyard can be found to the rear of the property, with fenced and walled boundaries. The garden also offers an outside water supply and front gated access.

PERMIT

ON STREET





Ground Floor
Approximate Floor Area
406 sq. ft
(37.71 sq. m)

STARKINGS
WATSON

First Floor
Approximate Floor Area
397 sq. ft
(36.88 sq. m)

Approx. Gross Internal Floor Area 803 sq. ft / 74.59 sq. m



Starkings & Watson Hybrid Estate Agents

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

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.