



Leonards Street, Norwich - NR3 3BW

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WATSON

HYBRID ESTATE AGENTS



Leonards Street

Norwich

OFFERED TO THE MARKET WITH TENANTS IN SITU AND CURRENTLY LET AT £830 PCM, this well-presented MID-TERRACE HOME is perfectly positioned within WALKING DISTANCE TO THE CITY CENTRE, making it an ideal investment opportunity. Step inside to discover an inviting OPEN PLAN 24' SITTING/DINING ROOM, a versatile space flooded with natural light, perfect for both relaxing and entertaining. The FITTED KITCHEN is thoughtfully designed with ample storage and worktop space. Upstairs, you will find TWO DOUBLE BEDROOMS, each offering generous proportions and comfortable accommodation, while the FAMILY BATHROOM is fitted with a modern three-piece suite including a shower over the bath. Throughout the property, neutral décor and well-maintained finishes create a warm and welcoming atmosphere, ensuring immediate appeal to tenants and homeowners alike. Attractive COURTYARD-style gardens are found to the rear, offering the perfect spot for alfresco dining or morning coffee in a peaceful setting.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Sold with Tenants in Situ - Currently Let at £830 PCM
- Mid-Terrace Home
- Walking Distance to City Centre
- Open Plan 24' Sitting/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom with Shower
- Courtyard Style Gardens

Within walking distance to the City Centre, this location is popular for those working in the centre. With bus routes nearby, 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

Occupying a popular residential location, the property fronts the road with on road parking located outside.



THE GRAND TOUR

Stepping inside, the main living space is open plan, with the sitting area focused on a brick built feature fireplace, with a front facing window, and an opening to the dining area where a further feature fireplace creates a focal point, with fitted carpet flowing through the space. A door conceals the stairs to the first floor landing with a further opening taking you to the kitchen beyond - with a u-shaped arrangement of wall and base level units. The kitchen includes tiled splash-backs with space for an electric cooker and general white goods including a washing machine, with a door leading out to a rear lobby and the garden beyond.

Heading upstairs, the carpeted landing leads to two double bedrooms, with the front facing bedroom finished with fitted carpet and uPVC double glazing, and the rear facing bedroom complete with fitted carpet and uPVC double glazing, whilst a door leads to the main family bathroom. The white three piece suite includes a panelled bath with mixer shower tap and glazed shower screen, with tiled splashbacks and uPVC double glazed window.

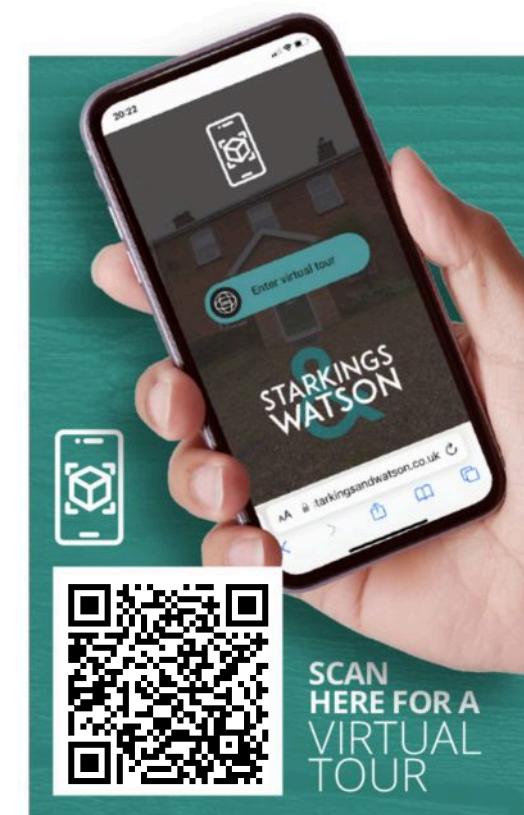
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VIRTUAL TOUR

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



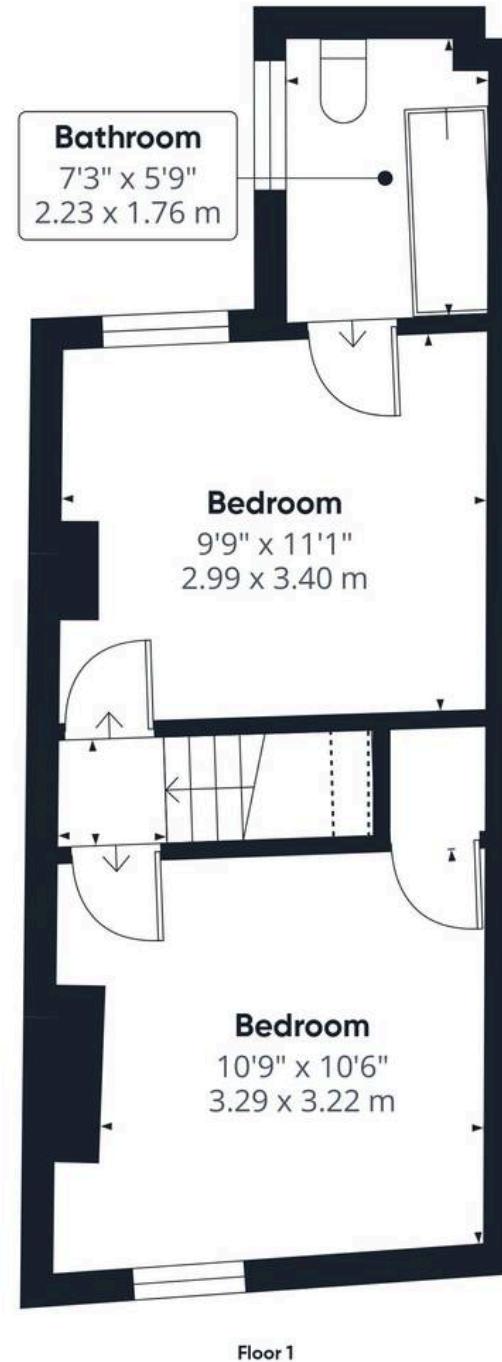




THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing, offering a courtyard style arrangement with gated access via the neighbouring property.





Approximate total area⁽¹⁾

614 ft²

56.9 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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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.