



Junction Road, Norwich - NR3 2JG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Junction Road

Norwich

NO CHAIN. Situated just a few moments walk away from the centre of Norwich, this MID-TERRACE home offers the ideal opportunity to get onto the housing ladder, grow your portfolio as a previously successful long term let or simply to grow your living space. As part of recent work to REJUVINATE the home the current owner has fitted NEW CARPETS on the ground floor and redecorated most of the home to create a welcoming feel where the ground floor is mostly OPEN PLAN where both the SITTING and DINING ROOM spaces flow freely between one another either side of the stairs. To the rear of the home, a kitchen gives INTEGRATED APPLIANCES before the BATHROOM emerges at the very rear. Unlike most others within this postcode, this terraced home offers THREE BEDROOMS OFF LANDING giving each their privacy. Externally, a small bisected section links neighbouring homes however made more secure with iron swinging gates where the main portion of the garden is GENEROUS for the area, being presented in a LOW-MAINTENANCE condition and remaining FULLY ENCLOSED.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain
- Mid-Terrace Home
- Open Sitting & Dining Rooms With Newly Laid Carpets
- Kitchen With Integrated Appliances
- Three Bedrooms Off Landing
- Three Piece Bathroom
- Private Rear Garden
- Short Walk To City Centre

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 road, 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 found set back from the street where a low level brick wall and iron fence separate the property from the public footpath, where the front of the home is presented in a low maintenance condition with flagstone tiles and shingled planting beds.



THE GRAND TOUR

Once inside the free flowing design of the home comes to light where a bright and airy feel is accentuated by a redecoration in all neutral colours, newly laid carpets and large uPVC double glazed windows allowing natural light to fill each end of the home. Initially the sitting room is the first space to greet you with an opening taking you through to a larger dining room area and however due to their sizes and layouts a potential choice of layouts can be had given this home further versatility with each being able to accommodate a potential choice in lay out of soft furnishings. The end of the dining room space leads you into the kitchen where a mixture of wall and base mounted storage units are housed with integrated oven and hob and extraction above with space remaining for further white goods and appliances. At the very rear of the home a three piece family bathroom suite is on offer with shower head mounted over the bath, predominantly tile surround and low level radiator.

The first floor landing grants access into each three of the rooms with the larger coming towards the very front of the home being more than large enough to accommodate a double bed with further storage solutions the space. Much like the remainder of the home it is neutrally decorated and fronted by a large double glazed window. Heading to the opposite side of the stairs the second double bedroom can be found overlooking the rear gardens with a large open carpeted floor space whilst the smallest of the bedroom sits towards the very rear of the home where a built in storage space is currently housed, however, could be removed if further floor space is needed with this area being suited to a multitude of uses as a single bedroom, nursery, home office or walk in wardrobe.

FIND US

Postcode : NR3 2JG

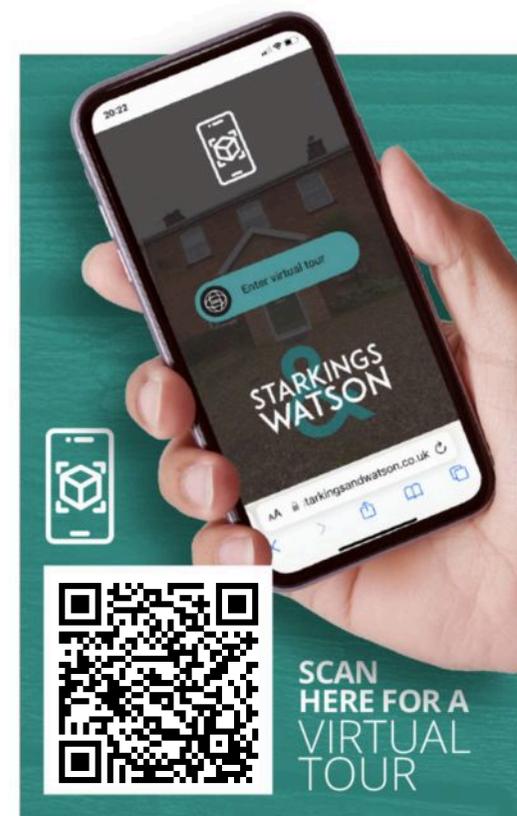
What3Words : ///added.hardly.tinsel

VIRTUAL TOUR

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

AGENTS NOTES

Please note, the rear garden is bi-sected with gated access into the garden paired with timber panel fencing fully enclosing the main portion.



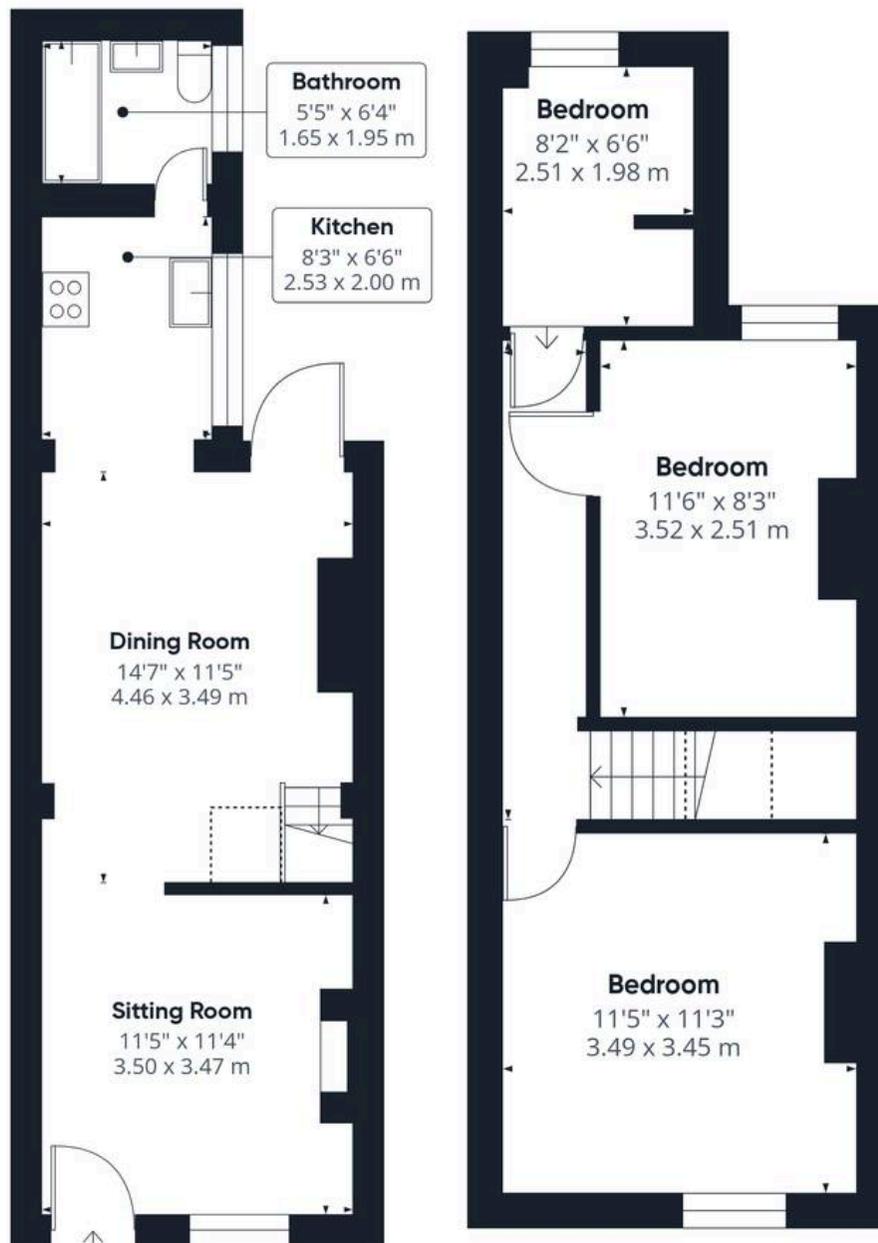




THE GREAT OUTDOORS

The rear garden initially opens to a smaller courtyard section where a swinging iron gate keeps the space securely tucked away while a bisecting pathway cuts through the middle before reaching the larger private garden space. This area is again offered in a low maintenance condition with timber panel fencing and tall mature shrubbery fully enclosing the area whilst due to its position it retains a non overlooked position from the very rear.





Ground Floor

Floor 1



Approximate total area⁽¹⁾

695 ft²

64.6 m²

Reduced headroom

6 ft²

0.6 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.

GIRAFFE 360



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 are 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.