



## City Road | Norwich | NR1 3AS

Offers In Excess Of £400,000

**\*\*NO ONWARD CHAIN\*\*** This wonderfully presented bay fronted and hall entrance terrace house is situated in the heart of Norwich City. With four bedrooms all off landing and family bathroom to the first floor the property is truly a one off and must be viewed to be appreciated. Outside you find a large courtyard garden with brick storage sheds and rear access.

- NO ONWARD CHAIN
- BAY FRONTED
- HALL ENTRANCE
- FOUR BEDROOMS ALL OFF LANDING
- SOUGHT AFTER LOCATION
- EPC RATING D

arnoldskeys.com | 01603 620551





## Property Description

### ENTRANCE HALL

Doors to ground floor rooms, fitted storage cupboard, under stairs storage cupboard and wood flooring.

### SITTING ROOM

15' 09" x 14' 09" (4.8m x 4.5m) Double bay fronted room with feature fireplace with electric fire and wood flooring.

### DINING ROOM

13' 01" x 12' 10" (3.99m x 3.91m) Window to the rear aspect, wood flooring.

### WC

WC and wash hand basin, tiled flooring.

### KITCHEN

10' 11" x 7' 10" (3.33m x 2.39m) Modern kitchen comprises matching wall and base units, electric oven with gas hob, window to side and door to rear, archway into breakfast room.



### **BREAKFAST ROOM**

11' 02" x 11' (3.4m x 3.35m) Window to the side aspect, fitted storage cupboard, tiled flooring, space and plumbing for washing machine.

### **STAIRS TO FIRST FLOOR LANDING**

Doors to first floor rooms.

### **BEDROOM ONE**

16' x 12' 10" (4.88m x 3.91m) Double bay fronted room with window to the front aspect, cast iron fireplace.

### **BEDROOM TWO**

12' 11" x 12' 11" (3.94m x 3.94m) Window to the rear aspect, cast iron fireplace.

### **BEDROOM THREE**

12' 10" x 7' 10" (3.91m x 2.39m) Window to the side aspect, boiler cupboard.

### **BEDROOM FOUR**

9' 07" x 6' 05" (2.92m x 1.96m) Window to the front aspect.

### **FAMILY BATHROOM**

8' 05" x 7' 07" (2.57m x 2.31m) Window to the rear aspect, bath with overhead electric shower, WC, wash hand basin.



### **WC**

WC, wash hand basin, window to the rear aspect.

### **OUTSIDE**

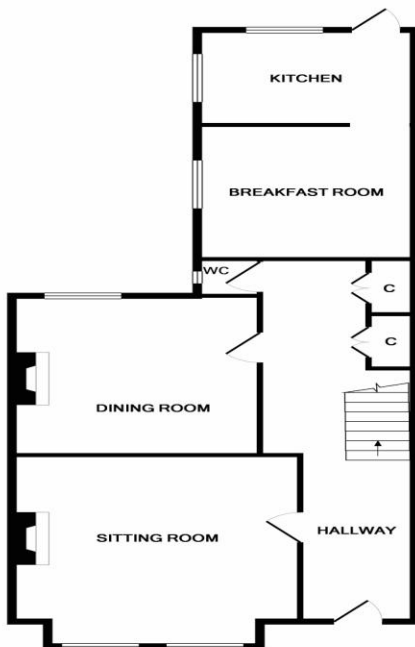
To the front you find a lawn garden enclosed via mature hedging and fencing. To the rear you find a large courtyard garden, low maintenance, laid with paving slabs, with mature borders and access to the rear alleyway, also brick storage sheds.



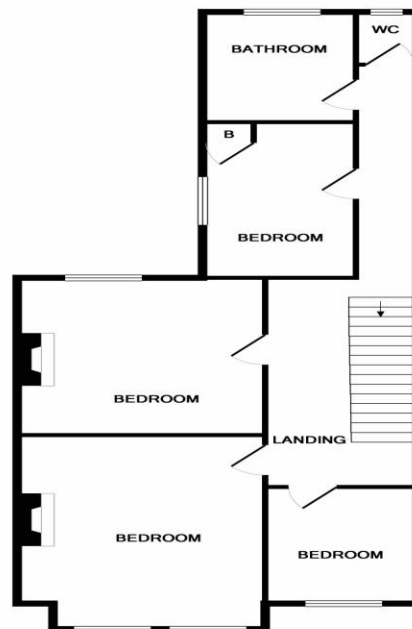
### **VIEWING**

Strictly by appointment with Arnolds Keys Norwich on 01603 620551





GROUND FLOOR  
APPROX. FLOOR  
AREA 819 SQ.FT.  
(76.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 814 SQ.FT.  
(75.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1633 SQ.FT. (151.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Wroxham 01603 782053

Agents Note: 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.