



## Willis Street, Norwich

Offers In Region Of £190,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ Mid-Terrace Home
- ✓ Walking Distance to City Centre
- ✓ Sitting/Dining Room
- ✓ Modern Kitchen
- ✓ Two Double Bedrooms Off Landing
- ✓ Courtyard Garden with Timber Shed
- ✓ Permit Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS  
&  
WATSON**





NO CHAIN! Suitable for an INVESTMENT or an EXCELLENT FIRST TIME BUY, the property enjoys an EXCELLENT NORTH CITY LOCATION and is just a SHORT WALK from NORWICH CITY CENTRE. With STRIPPED WOOD FLOORING in the OPEN PLAN SITTING/DINING ROOM and two EXPOSED BRICK BUILT FIREPLACES, there is an air of CHARACTER not usually found in a MID TERRACE HOME of this style. The remaining accommodation to the ground floor features a FITTED KITCHEN with FARMHOUSE STYLE cabinets and WOOD EFFECT WORK SURFACES, with a uPVC DOUBLE GLAZED door to the CONSERVATORY. The first floor offers TWO DOUBLE BEDROOMS and a FAMILY BATHROOM - all accessed OFF LANDING. Permit parking is provided on road, on a first come, first served basis.

#### LOCATION

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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR3 1SW), but to help you...Leave Norwich City Centre on Whitefriars and head straight over onto Charlton Road, take the left hand slip road onto Cowgate and follow until the left hand turn for Peacock

Street, take this turning and then another left onto Willis Street where the property can be found on the left hand side indicated by our For Sale board.

The property fronts Willis Street, with direct access to the property.

uPVC entrance door to:

#### ENTRANCE SPACE

10' 1" x 3' 7" (3.07m x 1.09m) This room is currently divided with furniture creating an entrance area for cloak and boot storage, with tripped wood flooring, wall lighting and opening to:

#### DINING ROOM

11' 2" x 10' 1" (3.4m x 3.07m) Feature exposed brick built fireplace with tiled hearth, stripped wood flooring, radiator, uPVC double glazed window to front, smooth ceiling, opening to:

#### SITTING ROOM

14' 7" x 10' 5" (4.44m x 3.18m) Exposed brick built fireplace with tiled hearth, stripped wood flooring, radiator x2, uPVC double glazed window to rear, stairs to first floor landing with under stairs storage cupboard, smooth ceiling with recessed spotlighting, door to:

### KITCHEN

14' 7" x 9' 5" (4.44m x 2.87m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric double oven with black glass splash back and extractor fan, integrated fridge, wood effect flooring, uPVC double glazed window to side, smooth ceiling, uPVC double glazed door to:

### CONSERVATORY

8' 1" x 7' 3" (2.46m x 2.21m) Of brick and uPVC construction with uPVC double glazed full height windows and French doors to rear, wood effect flooring, space for fridge freezer.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in over stairs storage cupboard housing the washing machine, smooth ceiling with loft access hatch, doors to:

### DOUBLE BEDROOM

14' 7" x 10' (4.44m x 3.05m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

### DOUBLE BEDROOM

9' 11" x 9' 2" (3.02m x 2.79m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

### FAMILY BATHROOM

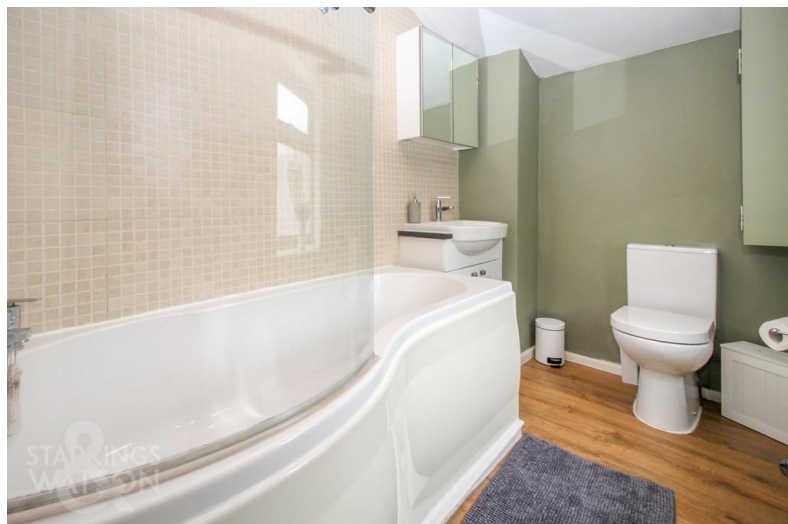
Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to side, extractor fan, smooth ceiling.

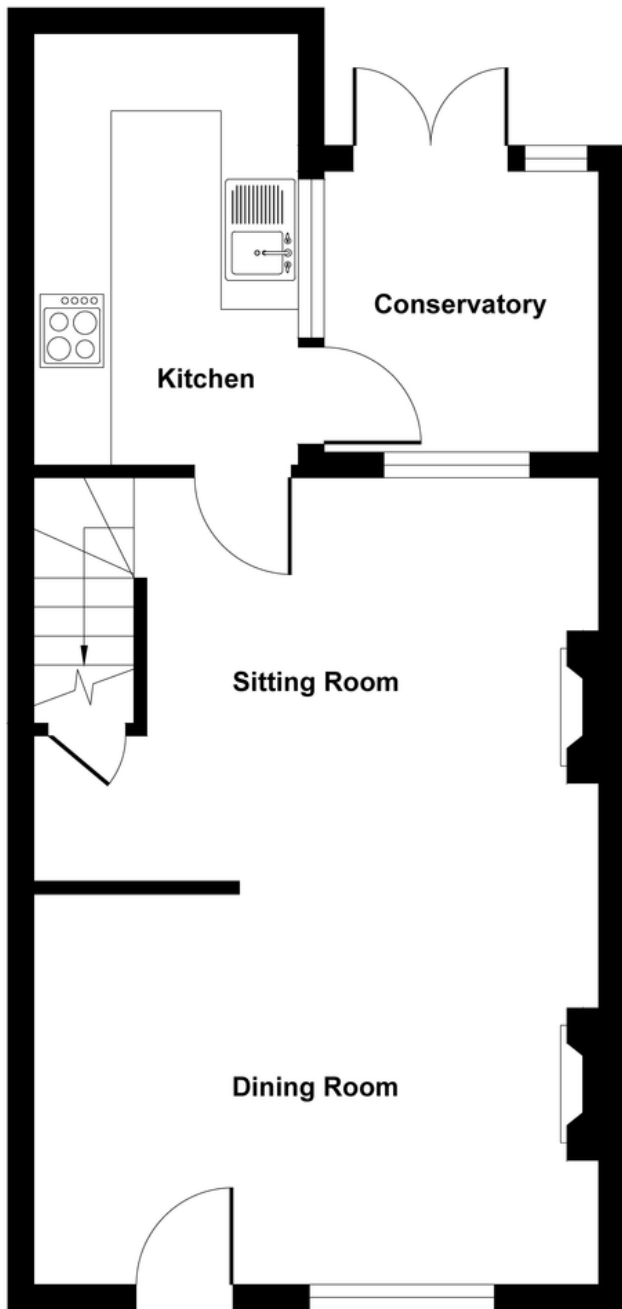
### OUTSIDE REAR

Leaving the property via the conservatory French doors the rear garden is laid with hard standing and features a timber storage shed to one side, There are brick walled boundaries and a timber access gate to the rear.

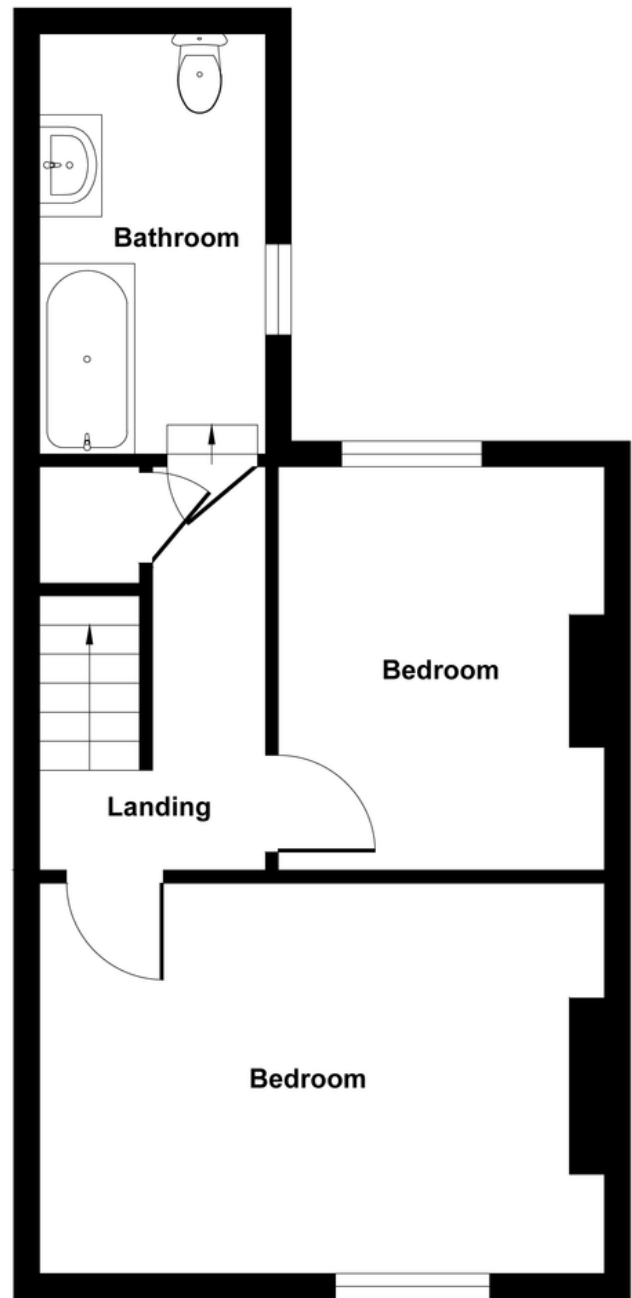
### PARKING

Permit parking is available on road to the front of the property, on a first come, first served basis.





**Ground Floor**  
 Approximate Floor Area  
 405 sq. ft  
 (37.62 sq. m)



**First Floor**  
 Approximate Floor Area  
 373 sq. ft  
 (34.65 sq. m)

**Approx. Gross Internal Floor Area 778 sq. ft / 72.27 sq. m**

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

