



£210,000
Asking Price

3 Bedrooms
2 Reception Rooms
1 Bathrooms

Northcote Road, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

This Victorian terrace offers three bedrooms with the third off second. The entrance porch and bay extension to the front providing valuable extra space with a South facing garden this property offers the incoming purchasers the opportunity to place their own mark on the property as it does require some refurbishment. There is no chain and we urge an early viewing.

Front entrance door to
ENTRANCE PORCH
With internal door to

LOUNGE

Are well portion drum with main focal point electric fireplace with surround and half a bay window. Additional space to this room to the front door to

INNER HALL

With stairs to 1st floor

DINING ROOM

Wall mounted gas fire (untested). Under stairs storage cupboard with consumer unit and trip switches.

KITCHEN

A selection of shaker, base, draw and wall mounted units in a maple style. space for gas cooker, integral refrigerator, door and window two side utility.

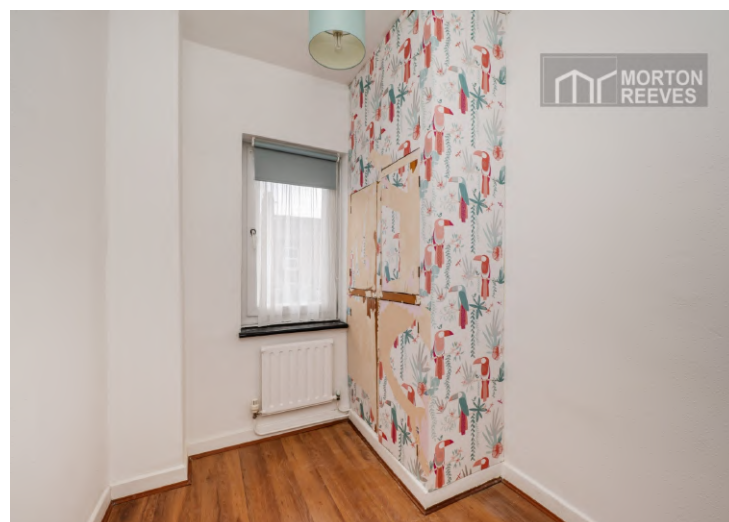
BATHROOM

A good size bathroom with full ceramic walls and floor with three-piece white suite, comprising WC, basin and panel bath with bowed shower screen door and shower mixer above. Dual windows to the side.

UTILITY ROOM

With storage and plumbing for automatic washing machine as well as space for refrigerator, with a polycarbonate roof and door giving access to rear gardens.

Stairs to 1st floor



BEDROOM

A good size double bedroom with view to the front with distant roofscape of view, storage cupboard with hanging rail and slatted shelving, as well as access to loft.

BEDROOM

A good double bedroom with window to the rear, door to:-

BEDROOM

A single bedroom with window to the rear, cupboard containing the gas boiler for central heating and domestic hot water.

OUTSIDE

To the front of the property is a small courtyard, garden enclosed by a low brick wall. Whilst to the rear is a courtyard garden with rear personnel access gate, garden storage and patio area.

EPC Rating:

C

Council Tax:

Band B

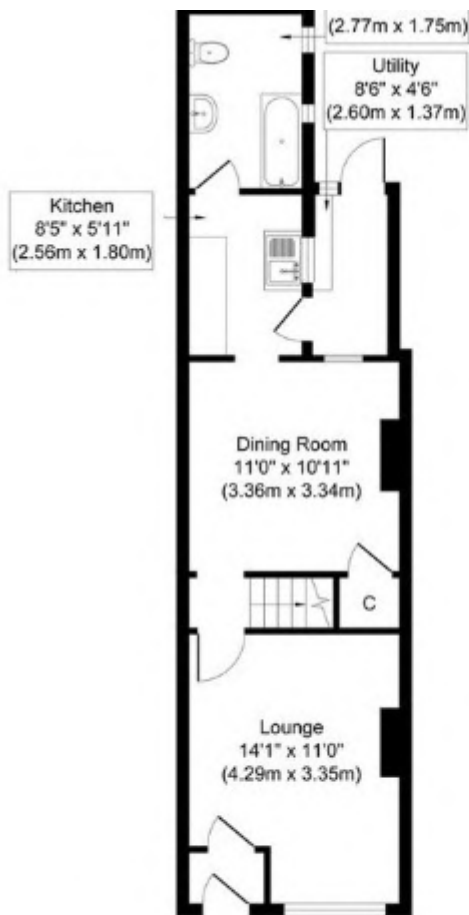
Local Authority:

Norwich City Council

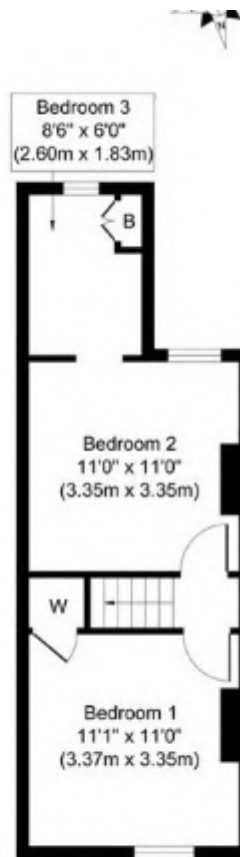
Tenure:

Freehold





Ground Floor
Approximate Floor Area
457 sq. ft
(42.40 sq. m)



First Floor
Approximate Floor Area
330 sq. ft
(30.62 sq. m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

