



£245,000
Asking Price

3 Bedrooms
2 Reception Rooms
1 Bathrooms

Silver Street, Norwich, Norfolk



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

Situated a stones throw from the city centre this mid terrace Victorian home has been extended to the side of the galley Kitchen and support has been offered to create a large open plan rear reception. With potential for parking and in need of some updating and refurbishment this property offers enormous potential to the incoming purchaser , as well as being offered with no chain.

Front entrance door to

ENTRANCE PORCH

With ample space for coats and shoes. Door to

LOUNGE

A bright room with window to the south and front, there is a focal point fireplace with brick surrounds. Open tread stairs to first floor

DINING ROOM

With storage cupboard and ample space for a 6/8 seater table, this room is open plan to

KITCHEN

Open plan from the dining area, the kitchen a selection of base draw and wall mounted units. There is a wall mounted Glowworm boiler, space for gas cooker, space for washing machine and recess for refrigerator and freezer.

REAR LOBBY

With door giving access to the rear gardens and potential further storage

BATHROOM

Three-piece white suite with ceramic tiled splashbacks and surrounds with electric shower unit.

BEDROOM

A good size double bedroom with view to the south flooding this room with light, there is an open plan storage area with loft access above.

BEDROOM

A good size double bedroom with view to the rear

BEDROOM

A good single bedroom with view to the rear

OUTSIDE

To the front of the property is a front courtyard enclosed by low brick wall. The rear gardens comprising of patio leading to a raised patio area with timber garden shed with block wall and gate giving access to the rear access way. There is potential here for a parking space for this property.



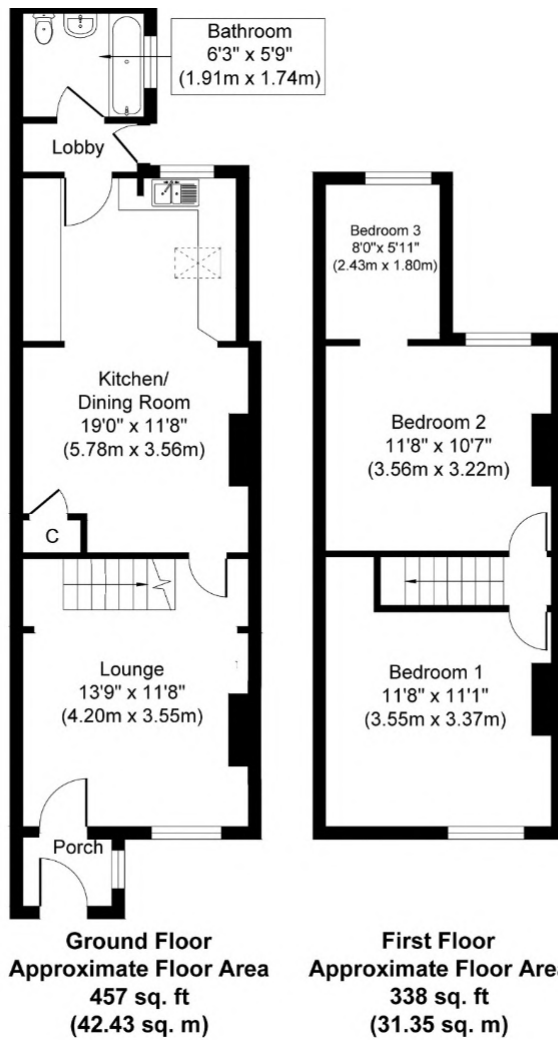
EPC Rating:
C

Council Tax:
Band A

Local Authority:
Norwich City Council

Tenure:
Freehold





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

First Floor
Approximate Floor Area
338 sq. ft
(31.35 sq. m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	73	
(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.

