



Copeman Street, Norwich - NR2 1HH

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Copeman Street

Norwich

Located Just outside the CITY CENTRE within an EASY WALK of a plethora of amenities yet tucked away down a QUIET CUL-DE-SAC is this END OF TERRACE home. The house can be sold as an investment as previously a successful RENTAL property, or as an ideal renovation project. The house itself offers two reception rooms both with fireplaces and a modern kitchen and rear lobby with a ground floor bathroom. On the first floor there are TWO DOUBLE BEDROOMS as well as a third bedroom/dressing room off the second bedroom with an en-suite shower room. Externally there are private rear gardens. The property is found within an excellent location in the sought after NR2 postcode and is only a 10 minute walk from the city centre. Permit parking can be found on the road outside.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



- No Chain / Buy To Let Investment
- End Of Terrace House
- City Centre Location
- Quiet Cul-De-Sac Street
- Two Reception Rooms
- Separate Modern Kitchen
- Three Bedrooms & Two Bathrooms
- Private Enclosed Garden

Located in the heart of Norwich City Centre this property is in walking distance of everything this fine city has to offer, both Chapelfield and Castle Mall for shopping, Norwich Market at Gentleman's Walk, Norwich Castle, The Forum and Norwich Theatre Royal are just a few paces away.

SETTING THE SCENE

Approached from the quiet cul-de-sac road of Copeman Street just outside the city centre. There is a small front garden with low level wall leading to the main entrance door to the front.

THE GRAND TOUR

Entering via the main entrance door to the front there is a main reception room with fireplace. Beyond is a rear lobby with stairs to the first floor landing and the second reception beyond that with large understairs storage and another fireplace.



The kitchen can be found beyond which has been re-fitted in recent years with built in storage and rolled edge worktops over as well as electric oven and hob over, integrated fridge and door to the rear garden. Beyond the kitchen is another lobby with space for white goods and a fitted cupboard with the bathroom beyond. The bathroom has a bath and shower over. Heading up to the first floor there is a double bedroom to the front with cupboard. To the rear, another double room with the third bedroom or dressing room leading off. Off the third bedroom is an en-suite shower room.

FIND US

Postcode : NR2 1HH

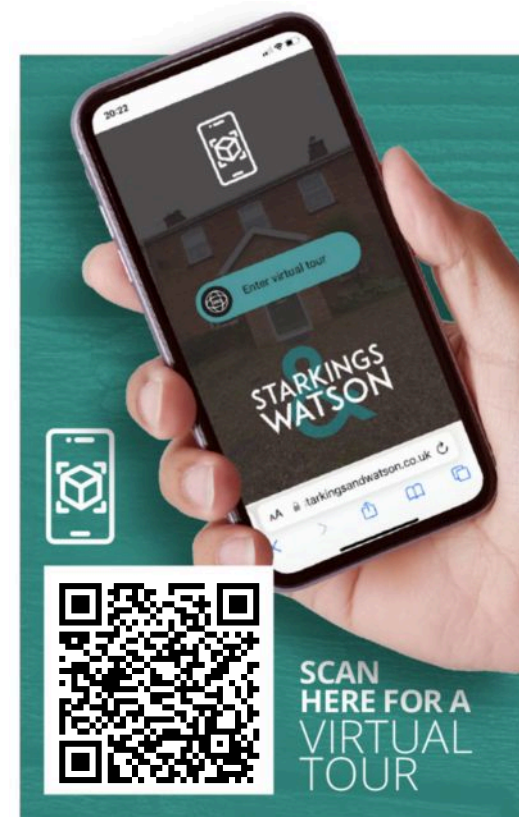
What3Words : //tjzj/tyes.stray.chops

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the internal photos have been edited with personal items belonging to the previous tenants removed.



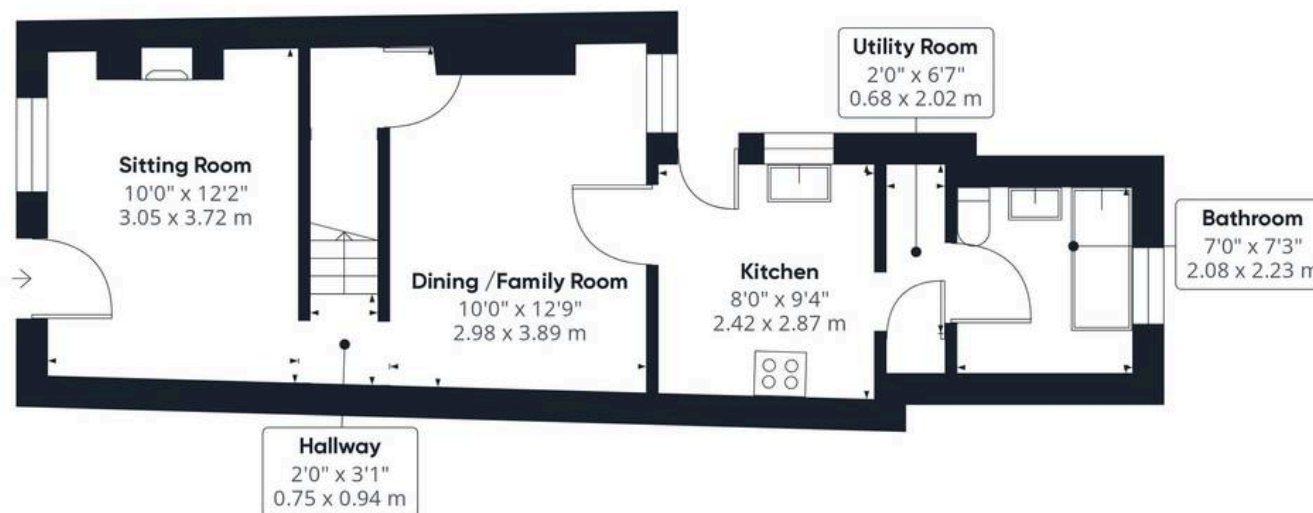




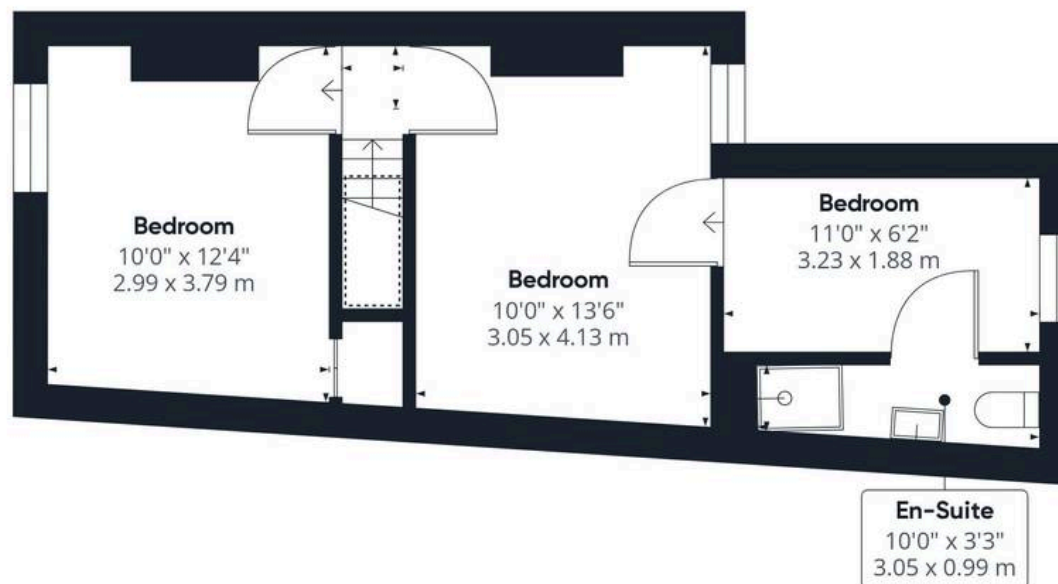
THE GREAT OUTDOORS

The rear garden is private and enclosed being at the end of the terrace row. The garden is mainly laid to hard standing with timber fencing enclosing as well as brick wall. You will also find a timber shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

761.12 ft²

70.71 m²

Reduced headroom

0.11 ft²

0.01 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Disclaimer: 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.