



Peacock Street, Norwich - NR3 1TB



## Peacock Street

Norwich

NO CHAIN. Situated just a short walk from the centre of the city of Norwich with its vibrant nightlife, many shopping and leisure facilities, restaurants and mainline train station is this Victorian MID-TERRACED HOUSE benefitting from a recent FULL REDECORATION at the hand of the current owners. Once inside the freshly painted décor gives a bright and welcoming feel with a SEPARATE SITTING and DINING ROOM with kitchen sat just behind on the ground floor alongside AMPLE STORAGE for a property of it's era. The first floor landing splits to grant access to TWO BEDROOMS as well as the SHOWER ROOM with the landing and smaller bedrooms boasting NEWLY LAID CARPETS. The rear garden is offered in a low-maintenance condition, FULLY ENCLOSED with an external brick storage shed. Due to its location, condition and size, this home would make the perfect FIRST TIME BUY or INVESTMENT PURCHASE.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain
- Mid-Terrace House
- Recent Full Redecoration Including New Carpets
- Separate Sitting & Dining Rooms
- Two Bedrooms
- Low-Maintenance Courtyard Garden
- Short Walk To Norwich City Centre
- Ideal First Time Buy or Investment

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 excellent local bus routes 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.

#### SETTING THE SCENE

The property can be found tucked towards the end of the street with a partially raised front door taking you off from the public walkway and timber gated access at the rear of the home.



## THE GRAND TOUR

Once inside, the freshly redecorated space of the sitting room will initially greet you with all wooden effect flooring leaving ample room for a sitting room. Suites with large uPVC double glazed window to the front of the home and wall mounted radiator sat just below. Through one of the many wooden internal doors a separate dining room can be found again laid with the same wooden effect flooring leaving room for a formal dining table with views into the rear courtyard through another large uPVC double glazed window and two handy built in storage cupboards sat underneath the stairs, stairs for the first floor and access door into the kitchen. The kitchen itself offers a mixture of wall and base mounted storage units set upon rolled edge work surfaces which in turn give way to room for freestanding appliances including an oven and hob fridge, freezer and washing machine with extraction above the oven and hob and part tiled splashbacks.

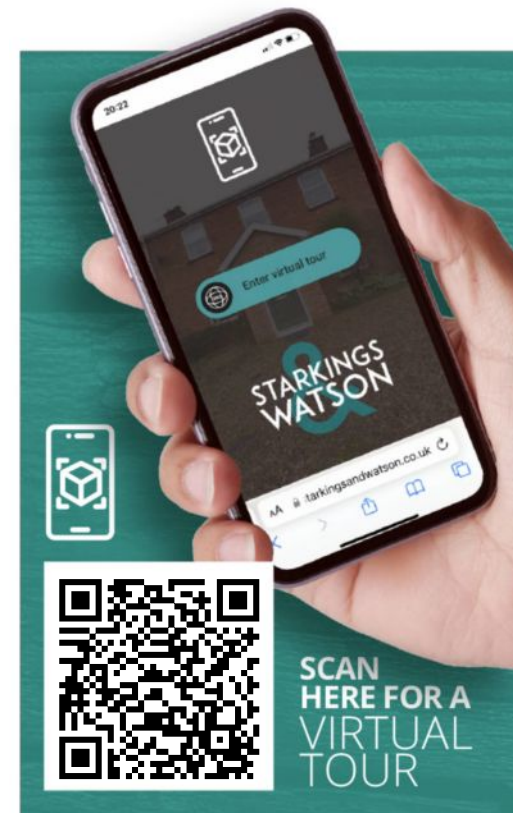
The first floor landing splits in two directions to offer you access into both of the bedrooms as well as the three piece shower room. Again laid with all wooden effect flooring, this freshly rejuvenated space offers a large frosted glass frosted double glazed glass window to the side with corner shower unit and low level radiator. The smaller of the rooms comes towards the rear of the property with all newly laid carpets and handy storage shelving, this space could easily accommodate a home office setup or larger single bed with additional storage solutions whilst the room at the front of the home is more than large enough to accommodate a large double bed with a wide range of additional soft furnishings set upon solid wooden floorboards with front facing double glazed window.

## FIND US

Postcode : NR3 1TB

## VIRTUAL TOUR

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



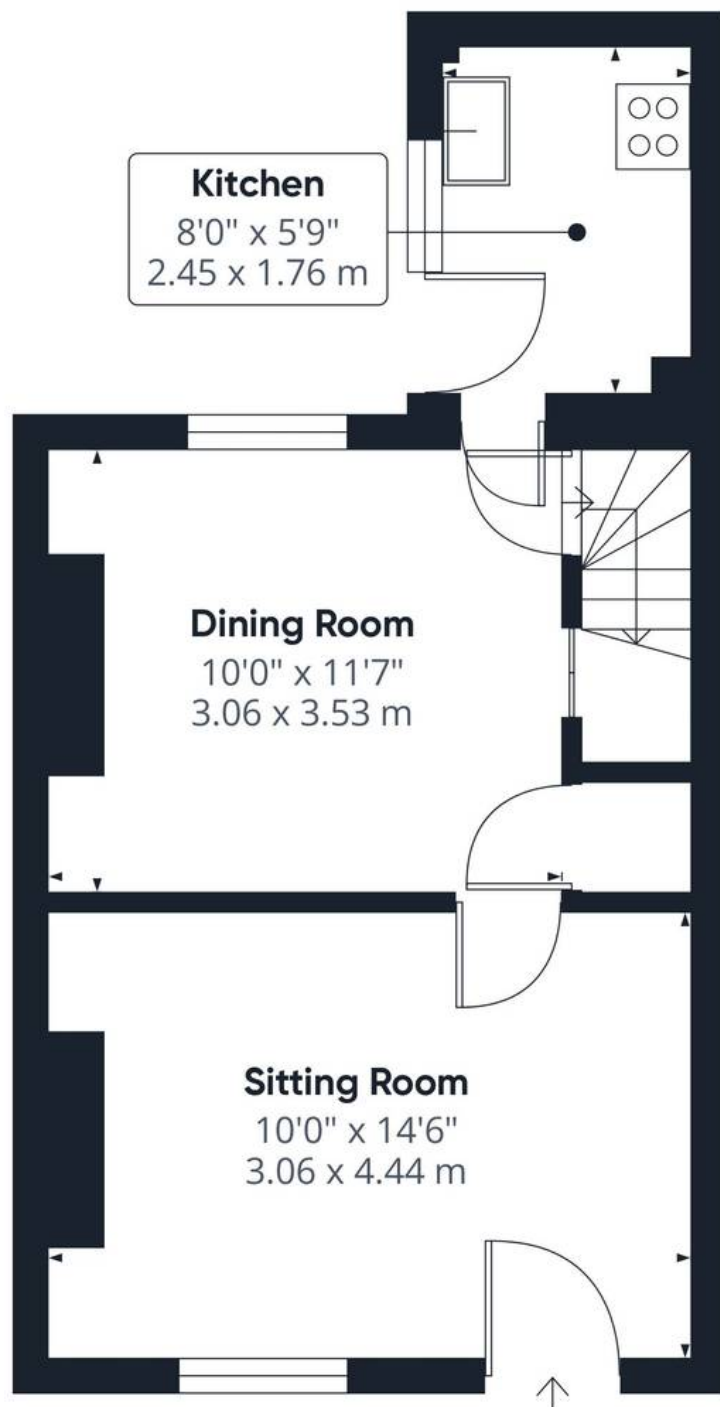




## THE GREAT OUTDOORS

The rear garden courtyard is offered in a low maintenance condition with all flagstone patio tiles laid underfoot with tall brick wall and timber fencing keeping the space private and secure. An external brick store can also be found for additional storage space at the very rear of the home off the kitchen.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

628 ft<sup>2</sup>

58.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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