



Berners Street, Norwich - NR3 2JW



Berners Street

Norwich

A NEW BATHROOM is NOW BEING INSTALLED. Occupying a sought-after NORTH CITY LOCATION, this charming mid-terrace home offers a blend of TRADITIONAL FEATURES and modern conveniences. The property boasts TWO RECEPTION ROOMS, ideal for entertaining or relaxing in comfort. The GALLEY STYLE KITCHEN comes complete with COOKING APPPLIANCES, with space for white goods. A useful lobby offers further storage, and leads to a ground floor BATHROOM, complete with a SHOWER. Upstairs, TWO BEDROOMS lead off the landing with an additional DRESSING ROOM providing versatility to accommodate your lifestyle. The property benefits from uPVC double glazing and gas-fired CENTRAL HEATING, ensuring warmth and energy efficiency throughout. Outside, the BI-SECTED REAR GARDEN featuring a patio seating area perfect for al fresco dining. The central lawned expanse provides ample space with a practical TIMBER-built SHED at the far end.



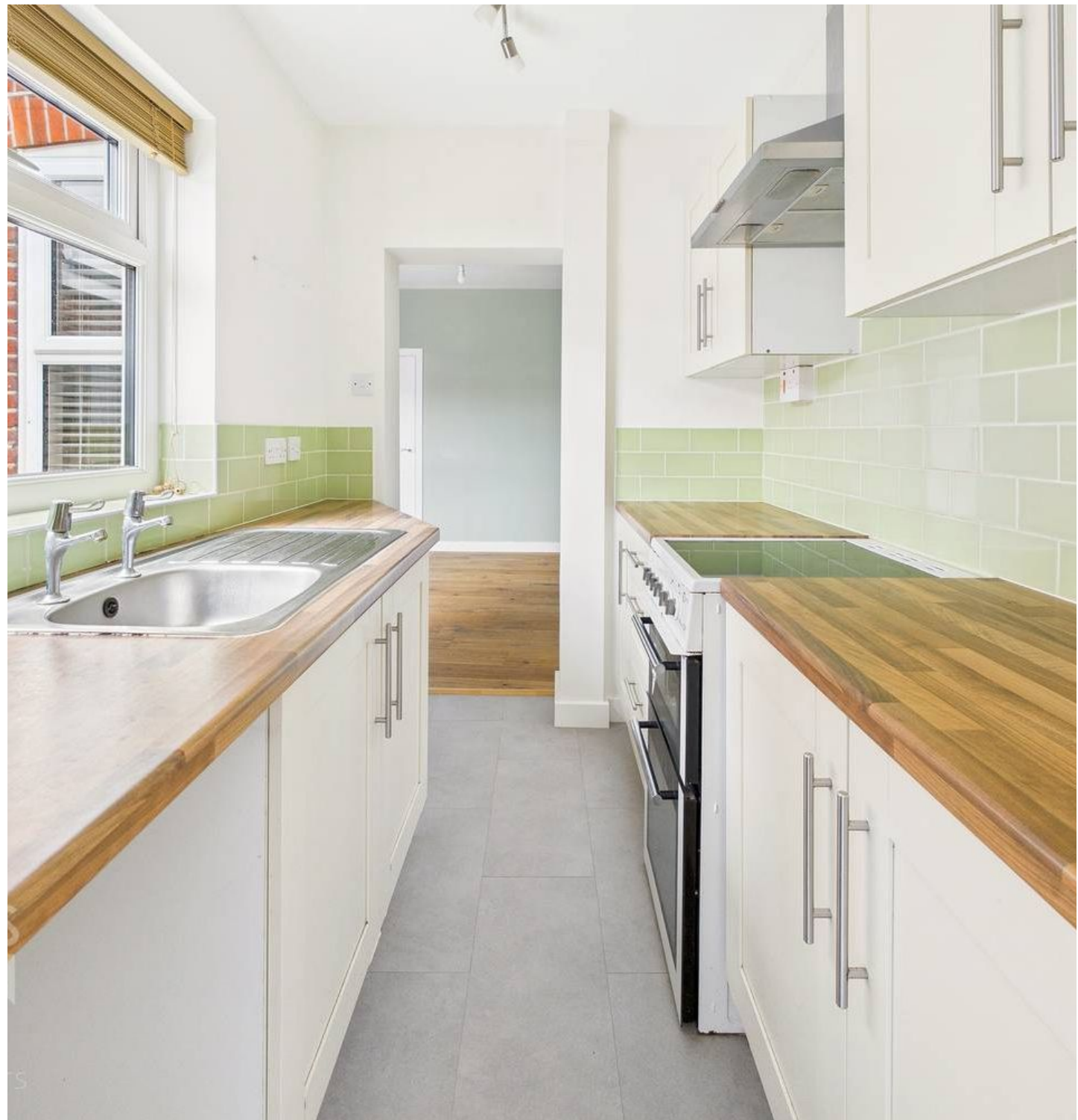
- Popular North City Location
- Mid-Terrace Home
- Two Reception Rooms
- Galley Style Kitchen with Cooking Appliances
- Ground Floor Bathroom
- Two Bedrooms & Dressing Room
- uPVC Double Glazing & Gas Fired Central Heating
- Bi-sected Rear Garden

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

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.



SETTING THE SCENE

With a low maintenance shingle frontage, mature hedging screens the property from the road whilst the brick-weave pathway takes you to the main entrance door.

THE GRAND TOUR

Once inside, the main sitting room can be found with a front facing uPVC double glazed window, along with fitted carpet underfoot and a door taking you to an inner hallway where the stairs rise to the first floor landing. An opening takes you to the adjacent dining room, complete with wood flooring underfoot, built-in under stairs storage cupboard with a further opening taking you to the rear facing kitchen. With a range of wall and base level units, the kitchen includes space for a freestanding electric cooker, with tiled splash-backs running around the work surface, with space for general white goods and tiled flooring underfoot. A rear hallway offers further appliance space with a door leading out to the garden and a door taking to the ground floor bathroom. With a white three piece suite, the bathroom includes a thermostatically controlled shower and glazed shower screen over the bath, with tiled splash-backs and flooring.

Heading upstairs, the carpeted landing includes a loft access hatch above with doors taking you to the two main double bedrooms - both complete with fitted carpet and uPVC double glazing. The front facing bedroom including a built-in storage cupboard, with the rear facing bedroom leading off to a further bedroom or dressing room with wood flooring underfoot, built-in storage and wall mounted gas fired central heating boiler.

FIND US

Postcode : NR2 2JW

What3Words : ///dine.task.slang

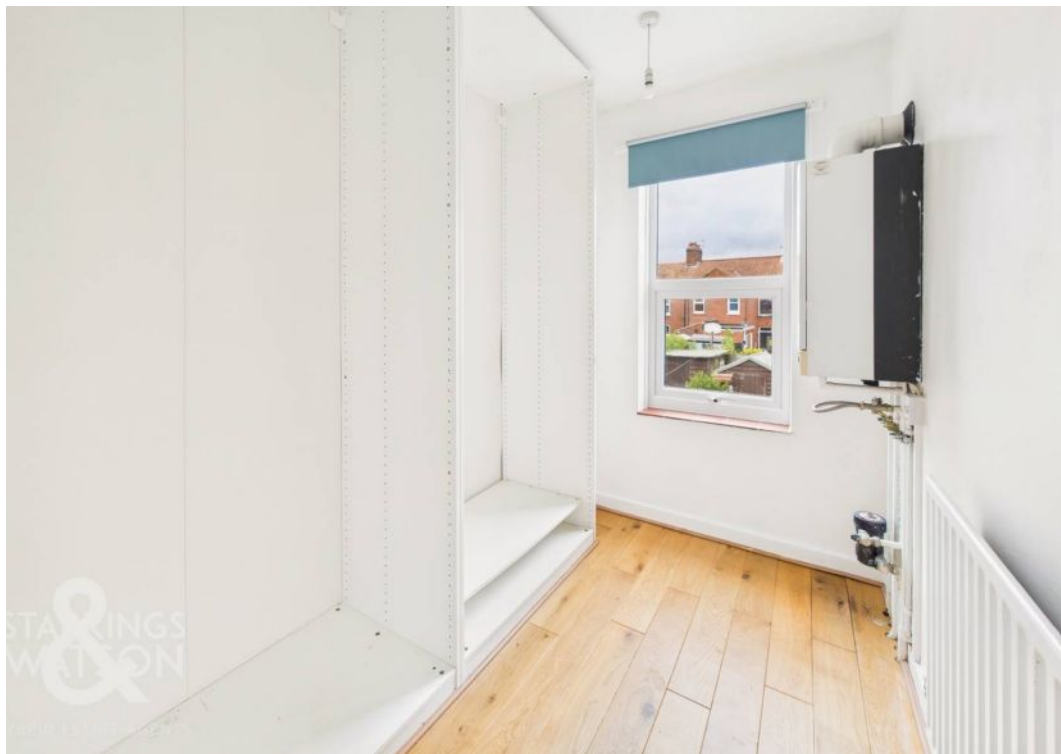
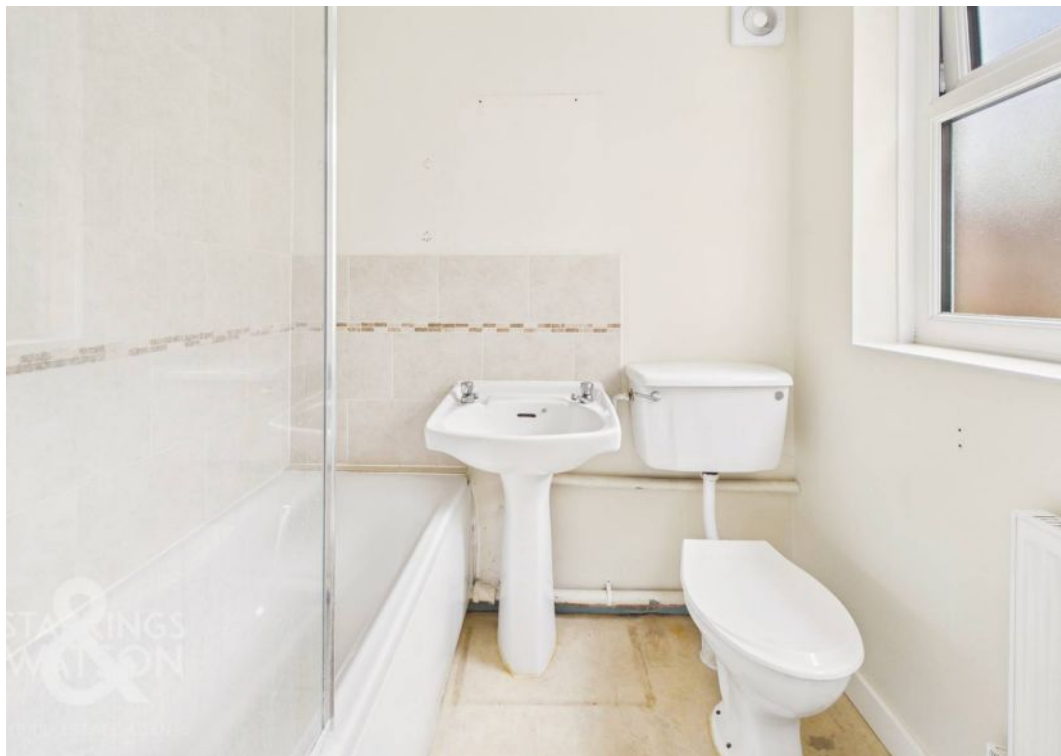
VIRTUAL TOUR

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

AGENTS NOTE

The rear garden is bi-sected.







THE GREAT OUTDOORS

A courtyard garden with an enclosed timber panel fencing greets you, with an opening taking you to the bi-sected garden. Finished with a patio seating area, and central lawned expanse, a useful timber built shed offers storage or workshop space.





Approximate total area⁽¹⁾
701 ft²
65.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.