



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Angel Road, Norwich, Norfolk, NR3 3HT

A three-bedroom, terraced property located in the popular north of the city centre, ideal for first time buyers as well as investors looking for a business opportunity. Conveniently situated close to local amenities including Waterloo Park for recreation and dog walking, infant and junior schools, restaurants, cafes and numerous independent retailers.

Set back from the road, where there is on street parking, the property is approached over a paved pathway bordered on one side by an easy to maintain gravel garden. To the rear there is an enclosed courtyard garden with artificial grass, shingle and a timber storage shed.

Well-presented throughout, the main entrance leads into a lounge, with a bay window and a feature fireplace and through to a dining room with an additional fireplace and access to a galley style kitchen. A lobby at the rear of the property provides access to a family bathroom, the rear garden and an area for utilities. To the first floor: three bedrooms, one with built in storage complete the accommodation.

The property further benefits from its close proximity to Norwich city centre, with its train station, cafes and restaurant, public houses, nightlife, shopping and extensive historical attractions including the castle museum, churches, covered market and magnificent cathedral.



Terraced



House



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band B

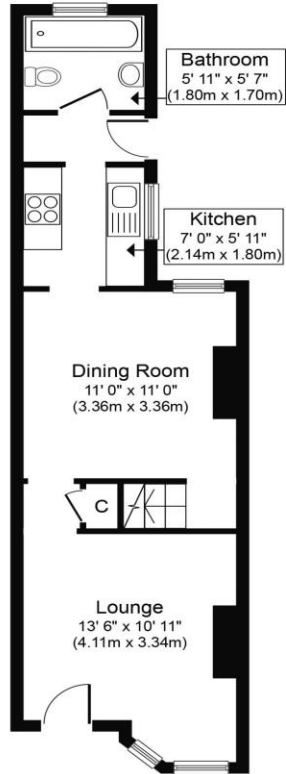


On Street
Parking

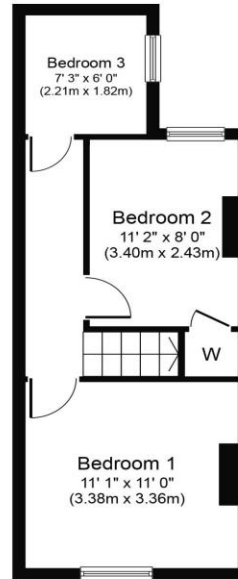


No
Garage





Ground Floor
Approximate Floor Area
391 sq. ft.
(36.3 sq. m.)



First Floor
Approximate Floor Area
323 sq. ft.
(30.0 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES