

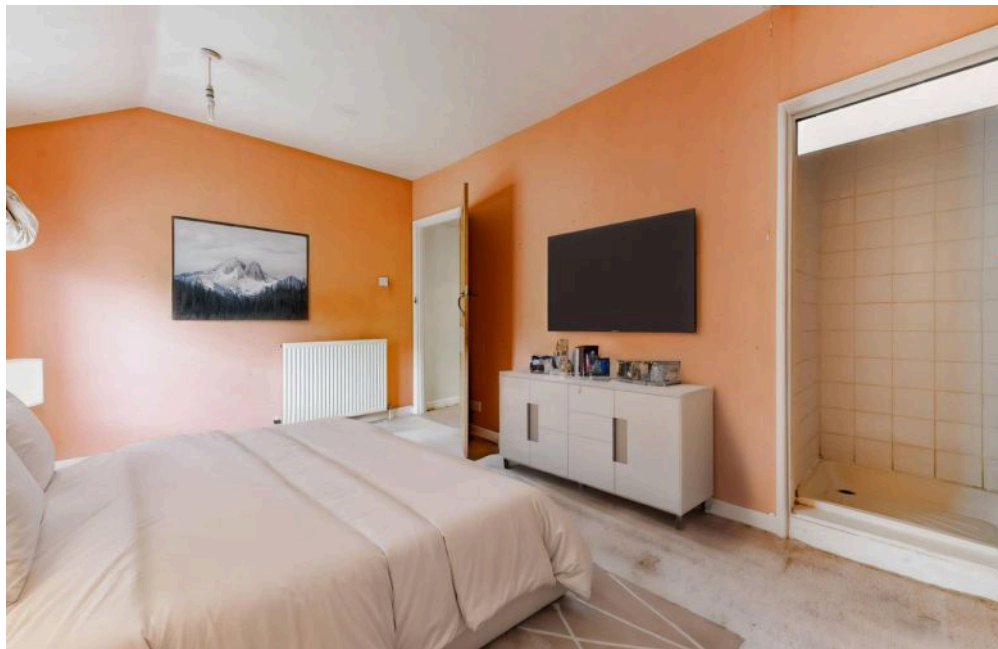
Bowthorpe Cottages Earlham Green Lane, Norwich - NR5 8RE

£200,000 Freehold

Situated in a prime location near the sought-after University of East Anglia (UEA) and Norfolk and Norwich University Hospital, this Victorian three-bedroom terraced house presents a great opportunity to add your own personal touch. The property features solid wood flooring, creating a warm and inviting atmosphere. The cosy lounge, complete with a fireplace, flows into a versatile dining room, while the fitted kitchen provides the perfect space to create your ideal cooking area. Upstairs, you'll find three spacious bedrooms, offering plenty of room for relaxation. The family bathroom completes the accommodation. Outside, a generous enclosed rear garden provides a fantastic space for enjoying the outdoors. The property also benefits from a recently installed new roof. With no onward chain, this home is an ideal investment for first-time buyers or anyone looking to make their mark in a highly desirable area.

Location

Situated in Bowthorpe, this property offers easy access to both the city centre and the countryside. Just a short drive from Norwich, the location benefits from the convenience of nearby amenities, including shopping, schools, and leisure facilities. The University of East Anglia (UEA) and the Norfolk and Norwich University Hospital are both within easy reach, making it an ideal spot for students, staff, and healthcare professionals. The area also offers a variety of green spaces, perfect for outdoor activities. With excellent transport links, including nearby bus routes and main roads, residents can enjoy both the quiet of suburban living and the vibrant atmosphere of Norwich.



Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- B

Please note that some of the photos have been digitally staged for illustrative purposes.



Earlham Green Lane, Norwich

Stepping inside, the property greets you with a generous lounge area adorned with solid wood flooring and a cosy fireplace with a wood surround, creating a warm and inviting atmosphere. A convenient storage cupboard under the stairs adds practicality, while the versatile dining room provides an ideal space for gathering and entertaining. Flowing seamlessly through an archway from the dining room is the kitchen, featuring wood-effect cupboards, counter space, and tiled flooring. The kitchen also has a door leading to the outside, providing easy access to the rear garden.

Completing the ground floor is a family bathroom with partially tiled walls and a bath-tub equipped with a shower attachment.

Upstairs, the landing leads to three spacious bedrooms, each with solid wood flooring. The master bedroom includes a recess area, ideal for additional storage or a small wardrobe, and also has an extra shower that is currently not in use. This space could be easily converted into further storage if desired. The other two bedrooms are also generously sized, offering plenty of space for furnishings and storage.

Additionally, the property features a recently installed new roof and double glazing throughout, offering comfort and peace of mind to its occupants.

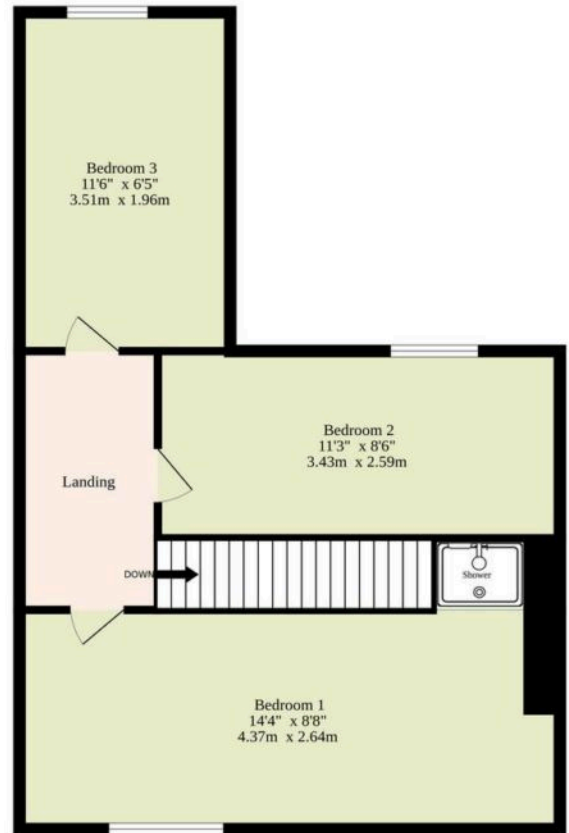
The rear garden offers a generous, enclosed outdoor space, perfect for hosting gatherings or simply relaxing in the fresh air. It includes a brickweave seating area, ideal for enjoying the outdoors.



Ground Floor
375 sq.ft. (34.8 sq.m.) approx.



1st Floor
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 786sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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