

ARLINGTON
PARK



13 Morse Road

, Norwich, NR1 4PJ

£235,000



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A rare opportunity awaits to acquire this four-bedroom terraced house in a sought-after Norwich location. Requiring improvement, it offers excellent potential for creating a bespoke family home or a rewarding investment. Generous bedroom sizes, a private rear garden, and potential for off-street parking (STPP) complete this compelling offering, with no onward chain.

- Four double bedrooms
- Private rear garden
- No onward chain
- Investment opportunity
- Sought-after location
- Excellent potential
- City centre nearby
- Improvement recommended



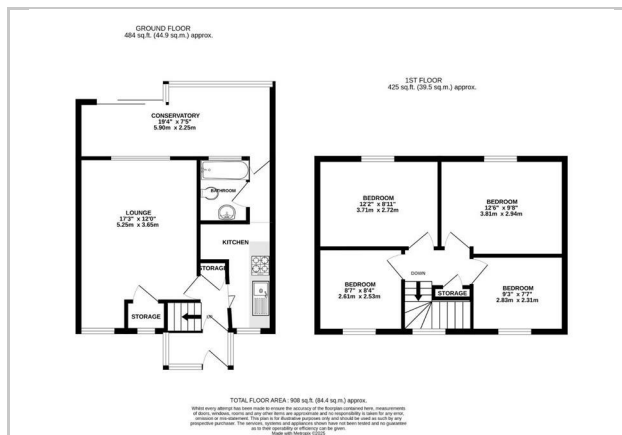
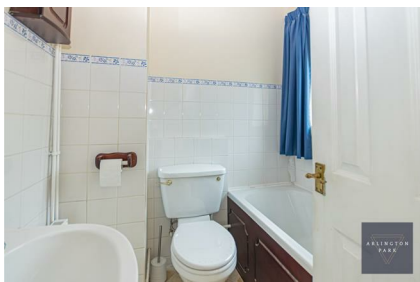
This four-bedroom terraced house offers a rare and exciting opportunity to create a bespoke family home in a highly desirable Norwich location. While the property may require some improvement, it presents a perfect canvas for those with vision and a desire to put their own stamp on a property, making it an ideal project for owner-occupiers or a promising investment opportunity. Offered with no onward chain.

The ground floor boasts a spacious lounge, offering ample living space. The existing kitchen and bathroom present a chance for reconfiguration and updating to suit modern lifestyles. A conservatory provides additional living space and a connection to the outdoors. Upstairs, you'll find four generous double bedrooms, offering plenty of room for a growing family or those requiring home office space.

Externally, the property benefits from a private and generously sized rear garden, complete with mature trees and shrubs, creating a tranquil outdoor retreat. Subject to the necessary planning permissions, there is also potential to convert the front garden into a driveway, adding valuable off-street parking.

Situated just a short stroll from Norwich city centre, residents can easily access the vibrant heart of this historic medieval city and the wider East Anglia region. The property's proximity to the train station provides excellent connectivity to London, Cambridge, and other destinations, making it ideal for commuters. Norwich itself offers a rich tapestry of cultural and social activities, a thriving nightlife, and a diverse shopping experience. Conveniently located, the property is within easy reach of local shops, supermarkets, public houses, and an array of parks, catering to everyday needs. Furthermore, its proximity to the University of East Anglia and the Norfolk and Norwich University Hospital makes it an attractive proposition for academics, medical professionals, and their families.

This property represents a fantastic chance to acquire a substantial family home in a sought-after location. While some modernisation is required, the potential to transform this house into a stunning residence is clear. Don't miss out on this unique opportunity – contact us today to arrange a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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