

76 Bull Close Road
Norwich
NR3 1NQ



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Guide Price £180,000

76 Bull Close Road is a...

charming 3 bedroom classic Victorian mid terraced home in the sought after suburb of NR3, only a short distance from Norwich city centre. The property would benefit from some cosmetic modernisation and presents itself as an exciting project with plenty of potential.

Starting with the exterior, there is a small front garden mostly covered in shingle, serving as a bin store and nicely separating the property from the road.

Upon entering the property, you are greeted by the living room which features lovely original floorboards and a characterful fireplace (currently blocked up but could be reinstated). The kitchen, accessible from the living room, boasts shaker style cupboards and laminate worktops, providing ample prep area and storage. Additionally, there is extra space under the staircase, currently housing the fridge, which could potentially accommodate a small dining table.

Moving through the inner hallway, you'll find the family bathroom which includes a toilet, basin, and a large corner bath with a shower above. The bathroom features floor-to-ceiling white metro tiles, creating a bright and inviting atmosphere.

The first floor can be accessed from the kitchen, leading into a small landing. The principal bedroom is located at the front of the property and is the largest of the three bedrooms. It offers generous space for furniture and features a cosmetic fireplace in the middle of the far wall. There are two additional bedrooms, one small double and one small single, with the third bedroom being accessed through the second. This third bedroom could be transformed into a home office, nursery, or potentially an ensuite. The second bedroom also houses a generous cupboard situated above the staircase.

The rear garden can be accessed from the inner hallway or via a nearby passageway next to number 72. From the inner hallway, there is a private concrete side terrace that opens into the bisected rear garden. The garden is mainly laid to lawn and is surrounded by a brick wall on one side and timber fencing on the rest. With its enclosed nature and ample space, the rear garden offers great potential to create a wonderful outdoor area.

AGENTS NOTES:

A pre-recorded walkaround tour is available for this property.

Council Tax Band A

Local Authority
Norwich

Council Tax Band A

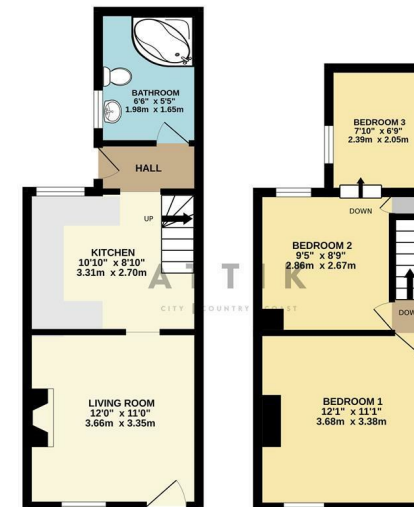
EPC Rating C



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GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.

1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 543 sq.ft. (50.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, divisions, rooms, etc. may differ from those shown on the floorplan. We do not warrant the accuracy of any measurements, dimensions, or descriptions shown hereon. We warrant only that the floorplan was prepared in good faith and that the measurements were taken by us or our agents. The services, systems and appliances shown hereon have not been tested and no guarantee is made as to their operation or efficiency at the time.

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