



93 Spixworth Road
Old Catton, Norwich, NR6 7NH

BROWN & CO



93 Spixworth Road, Old Catton, Norwich, NR6 7NH

Super mid terraced house with three bedrooms and two reception rooms and an open plan feel. Garden and amenity land amounting to nearly quarter of an acre. Good location close to centre of Norwich.

GUIDE PRICE - £325,000



DESCRIPTION

This mid terraced house (known as The Pink House), comes to the market for the first time in many years, being constructed of traditional brick with a pitched main roof and single storey rear extension.

The accommodation is arranged on two floors with entrance hall and a super kitchen area incorporating the dining room, all with an open plan feel, with access through to the sitting room, rear lobby/hall and ground floor shower room.

There are three bedrooms arranged around a landing with family bathroom on the first floor and the whole will be of great interest to those buyers looking to acquire a first class property ready for immediate occupation.

Outside, the property is approached from the road and there is a rear courtyard area approached from the back entrance lobby/hall with gate leading to a long rear garden which is mainly laid to lawn, with access to the amenity land that is included with the property.

The amenity area, which is approached from Spixworth Road, amounts to 0.25 of an acre and acts as a buffer

between this house and other properties and Catton Park. Further details relating to this land are available from the vendor's agents.

LOCATION

The property is located within easy reach of the centre of Norwich with all its shopping, transport and cultural facilities. The Norwich outer ring road is within very easy reach, linking Old Catton with other areas of the city and county. This is an excellent opportunity to acquire a first class residence in a pleasant position with privacy at the rear and viewing is recommended.

DIRECTIONS

Proceed out of Norwich via Magdalen Street, continuing onto Magdalen Road at the traffic lights and then take the left fork to continue along Magdalen Road and then onto Constitution Hill. Continue straight over the roundabout at the outer ring road and at the traffic lights by the Woodman pub turn left into George Hill. Turn right onto Spixworth Road and the property will be found just after the Maids Head pub on the left hand side.

AGENT'S NOTES:-

- (1) The photographs shown in this brochure have been taken with a camera using a wide-angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

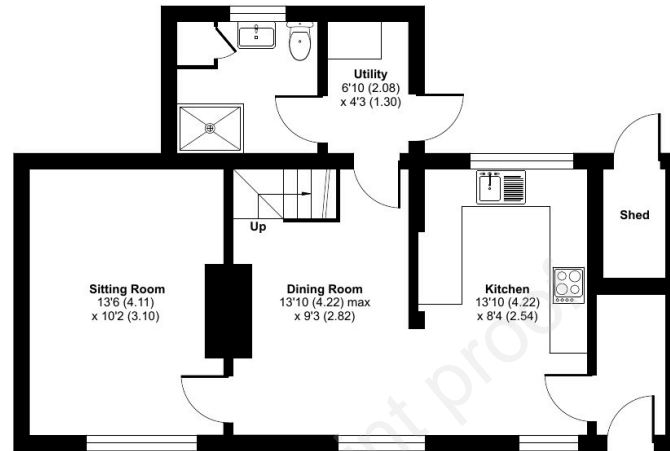
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



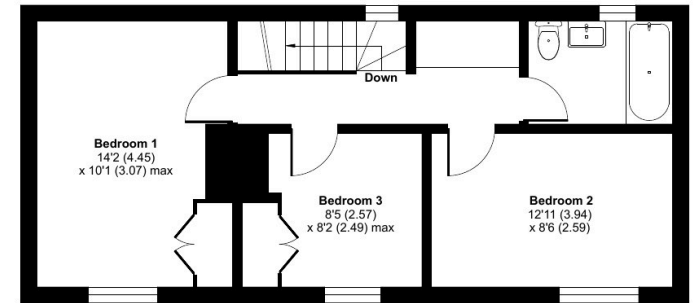
Spixworth Road, Norwich, NR6

Approximate Area = 1027 sq ft / 95.4 sq m (excludes shed)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Co. REF: 1178562

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated August 2024. Ref. 058255

Brown&Co
 The Atrium | St George's Street | Norwich | NR3 1AB
 T 01603 629871
 E norwich@brown-co.com



Property and Business Consultants