



93 Spixworth Road
Old Catton, Norwich, NR6 7NH

BROWN & CO



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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.

£295,000



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

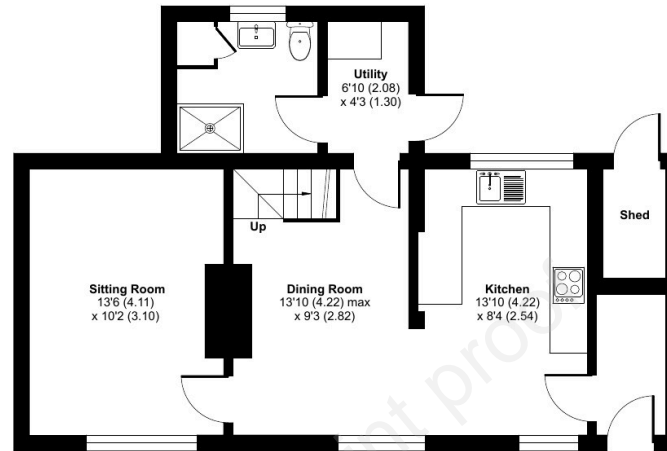
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



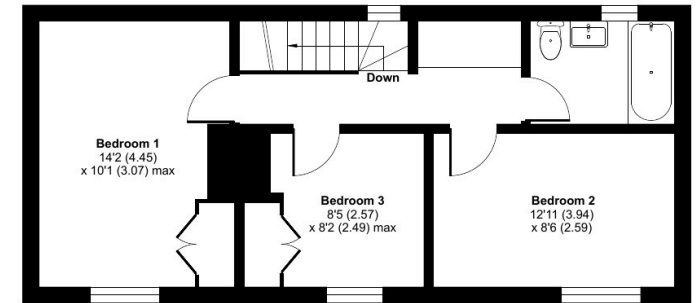
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Approximate Area = 1027 sq ft / 95.4 sq m (excludes shed)

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

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