

# Arnolds | Keys



**135 Waterloo Road, Norwich, NR3 1EG**

**Price Guide £215,000**

- Development Opportunity
- Basement
- Close to City Centre
- No Onwards Chain
- Court Yard Area
- Three Bedrooms



# 135 Waterloo Road, Norwich NR3 1EG

Arnolds Keys are delighted to offer this rare opportunity to purchase a three bedroom, two reception, bay fronted period property with a self contained outbuilding. Currently residential with the possibility for change of use to commercial, subject to the correct planning consent.



Council Tax Band: B



## SUMMARY

### \*\* DEVELOPMENT OPPORTUNITY \*\*

Arnolds Keys are delighted to offer this rare opportunity to purchase a three bedroom, two reception, bay fronted period property with a self contained outbuilding. Currently residential with the possibility for change of use to commercial, subject to the correct planning consent.

The accommodation comprises entrance hall, two reception rooms, kitchen and bathroom on the ground floor with stairs to basement.

On the first floor comprises of three bedrooms.

The unit located at the front of the plot is spacious and has a main shop frontage, storage area and an outside toilet. It has running water and electric provided. There is potential to convert this into a residential space subject to relevant planning consent.

Outside the property is enclosed by timber and metal fencing and has a courtyard garden area.

## AGENTS NOTES

Mains water, electric and drainage connected.

Council Tax Band: B

The unit located to the front of the property is currently residential, with the possibility of changing to commercial, subject to the correct planning consent.





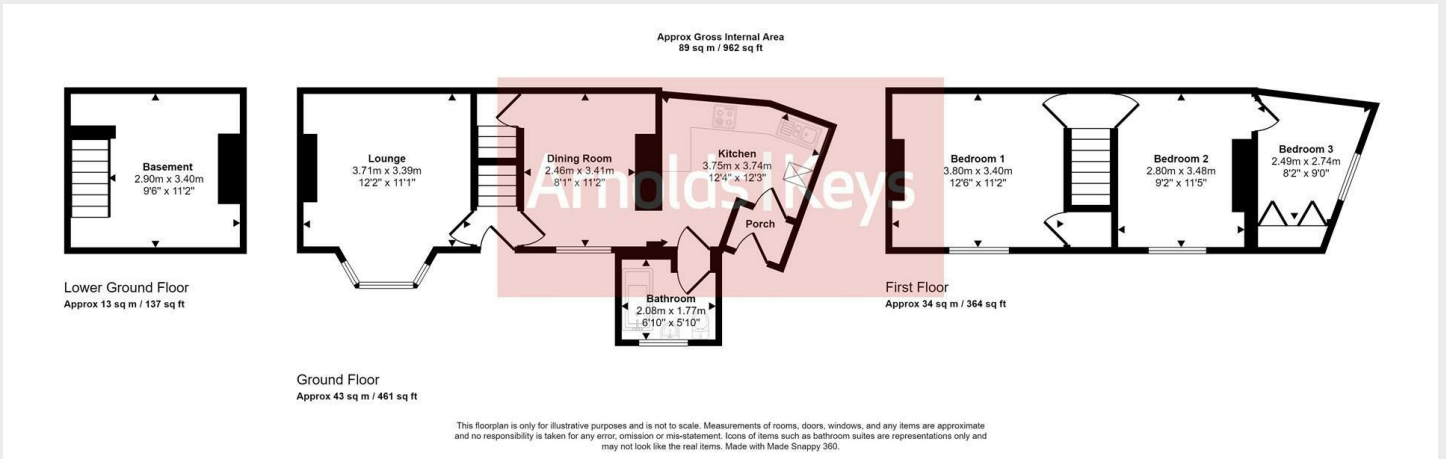


## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.