



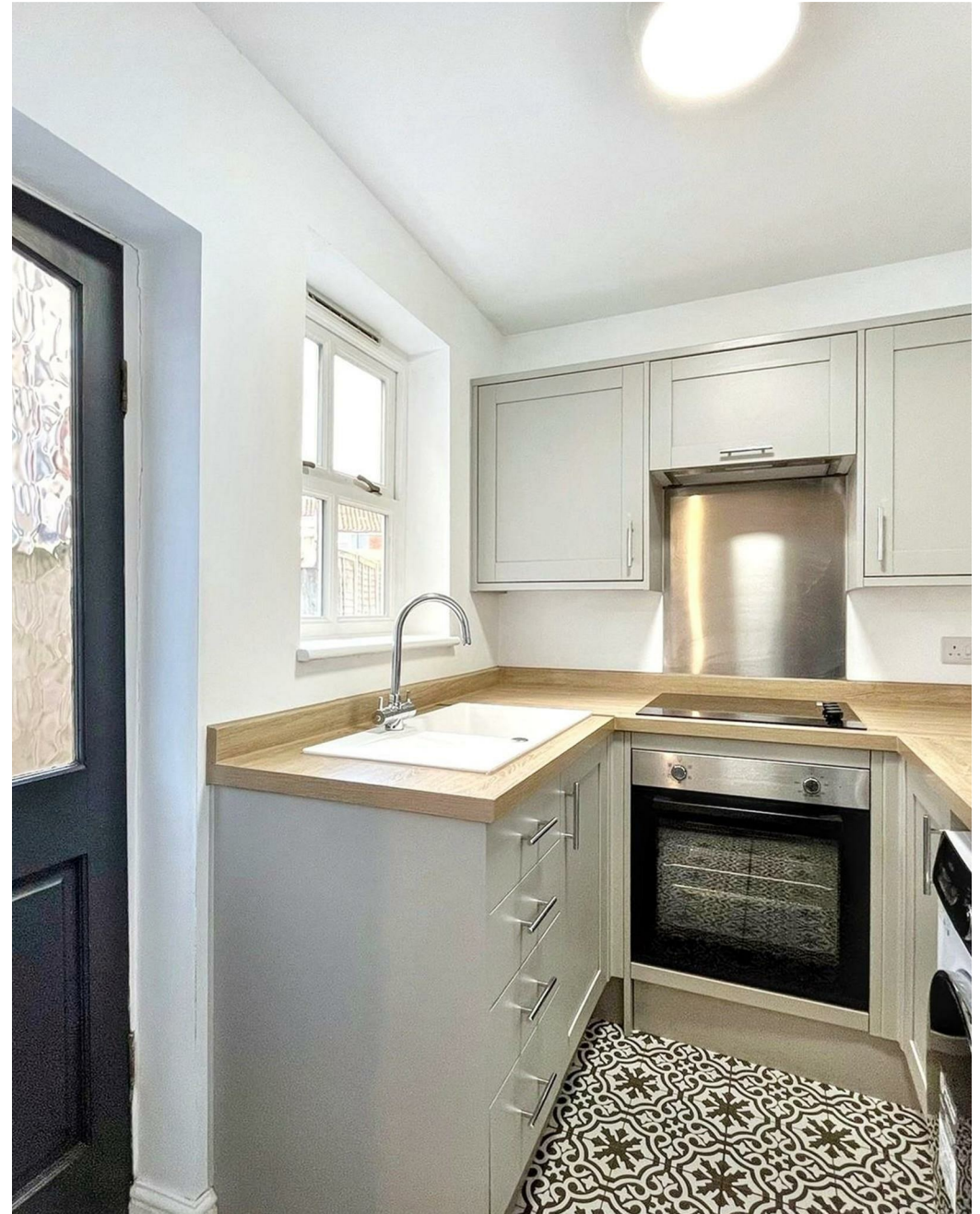
abbotFox

Waterloo Road, Norwich
£1,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

NORTH CITY TERRACE, NR3

abbotFox are delighted to present this well-presented two-bedroom mid-terrace home, ideally located in the highly sought-after NR3 area of Norwich, just a short walk from the City Centre and local amenities.

The accommodation comprises a comfortable lounge, spacious dining room, and a modern fitted kitchen on the ground floor. Upstairs, there are two bedrooms off the landing, with a bathroom accessed from bedroom two.

Outside, the property benefits from a private rear garden, perfect for outdoor seating or entertaining. Further benefits include gas central heating and the home being well-maintained throughout.

EPC Rating: C

Accommodation Comprises

Lounge (Ground Floor)

3.31m x 3.40m (10'11" x 11'2")

Front aspect window, radiator, and door to stairwell.

Stairwell (Ground Floor)

Access to dining room and stairs leading to first floor.

Dining Room (Ground Floor)

3.05m x 3.39m (10'1" x 11'2")

Rear aspect window, radiator, built-in storage cupboard, and open access to kitchen.

Kitchen (Ground Floor)

2.50m x 1.85m (8'3" x 6'1")

Fitted with a range of wall and base units, integrated oven and hob, single sink, side door to garden, and space for a fridge freezer and washing machine.

First Floor Landing

Doors to bedrooms one and two.

Bedroom One (First Floor)

3.34m x 3.38m (11'0" x 11'2")

Front aspect window, radiator, and over-stairs storage cupboard.

Bedroom Two (First Floor)

3.36m x 3.06m (11'1" x 10'1")

Rear aspect window, radiator, and door to shower room.

Shower Room (First Floor)

Window, radiator, low-level WC, hand wash basin, and shower cubicle.

Outside

Enclosed rear garden with potential for a seating area or planting space.







THE HIGHLIGHTS____

- Victorian Terrace
- Fitted Kitchen
- Bathroom
- Lounge
- Separate Dining Room
- Two Bedroom
- Garden
- Recently Renovated

Let's talk

01603 660000

sales@abbotfox.co.uk

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EPC RATING -

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