



House - Terraced

FREEHOLD



**SWANSEA ROAD,
GOLDEN TRIANGLE,
NORWICH,
NR2 3HU**

Guide Price

£260,000

FEATURES

- INVESTOR PURCHASE ONLY
- Income From Completion
- 3/4 Bedrooms
- 1/2 Reception Rooms
- Garden
- Student Let
- Call Now To View



3 Bedroom House - Terraced located in Norwich

This Victorian terraced house is currently let out with tenants until 31st July 2025 so income as soon as you complete. This property is central in the Golden Triangle NR2 area of Norwich. Close to the City, local amenities, bus routes and ideal for the UEA university. Guide £260,000.

BEDROOM/DINING ROOM

11'6" x 11'7"

Sealed unit double glazed entrance door to the front to this room. Sealed unit double glazed mock sash window to the front, radiator, open Victorian fireplace. Door to the Inner hall.

INNER HALL

Stairs to the first floor, door to the sitting room.

SITTING ROOM

11'5" x 11'6"

Sealed unit double glazed door out to the garden, radiator, open Victorian fireplace, understairs cupboard and opening to the kitchen.

KITCHEN

7'1" x 10'0"

Sealed unit double glazed mock sash window to the side, range of units both base and wall mounted, sink unit, integrated appliances to include hob, oven below. space for further appliances, tiled splash backs and door to the bathroom.

BATHROOM

Sealed unit double glazed window to the side, panel bath with screen and shower over, wash hand basin, wc and heated towel rail. Tiled floor and walls.

LANDING

Doors to all rooms.

BEDROOM

11'5" x 8'6"

Sealed unit double glazed mock sash window to the front and radiator.

BEDROOM

8'5" x 11'5"

Sealed unit double glazed window to the rear and radiator.

BEDROOM

6'6" x 9'7"

Sealed unit double glazed window to the rear and radiator.

OUTSIDE

Walled garden to the front with pathway to the entrance. Side access to the rear garden. Rear garden

AGENTS NOTE

Council Tax Band B

Current Rent £1398

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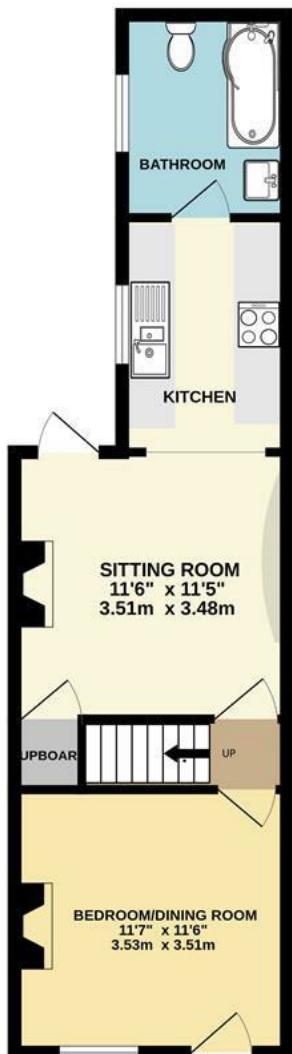
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GROUND FLOOR



1ST FLOOR



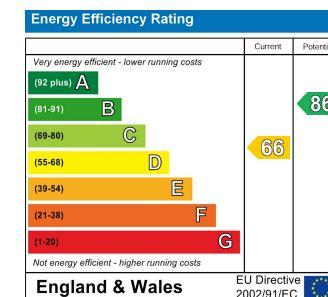
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<https://www.thinkproperty.ltd/>

Council Tax Band

B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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