



102 HALL ROAD
Norwich, Norfolk, NR1 3HP

FOR SALE

£225,000



“Mid-terraced home with rear garden - opportunity to complete refurbishment and add your own finishing touches, offered with No Onward Chain!”

THE FEATURES

- ✓ Project opportunity - mid-terraced house with parts refurbished and ready for completion
- ✓ Ideal for buyers seeking a project or investment in Norwich
- ✓ Offered with No Onward Chain - vacant possession allows for quick and flexible completion
- ✓ 2 reception rooms with character features
- ✓ Recently refitted kitchen with new tiled splashback
- ✓ 2 first floor bedrooms, one with direct bathroom access
- ✓ Spacious bathroom requires finishing with large roof light
- ✓ Gas central heating and mostly double glazed mock sash windows
- ✓ Bisected rear garden with gated alleyway access - ready to be landscaped to suit your style
- ✓ On-street permit parking - close to the city centre with a Co-Op on your door step





THE PROPERTY

Set over 2 floors, this mid-terrace home offers a fantastic scope for improvement. Step through the front door into a spacious lounge with a central fireplace and sash-style window. This flows into a separate dining room, with understairs storage and access to the kitchen at the rear. The kitchen has garden access and space for appliances, but remains unfinished - ready for a buyer to complete to their taste.

Upstairs, the property offers 2 bedrooms off the landing. The main bedroom features built-in storage and direct access to a bathroom positioned at the rear of the house, while the 2nd bedroom is front-facing.

Although modernisation has begun, the property requires finishing throughout, offering a blank canvas to create a comfortable home or investment.

THE OUTSIDE

Set in a prominent position along Hall Road close to a nearby Co-Op store, the house is fronted by a gated garden providing a small buffer from the pavement. On-street permit parking is available nearby, managed by the local authority.

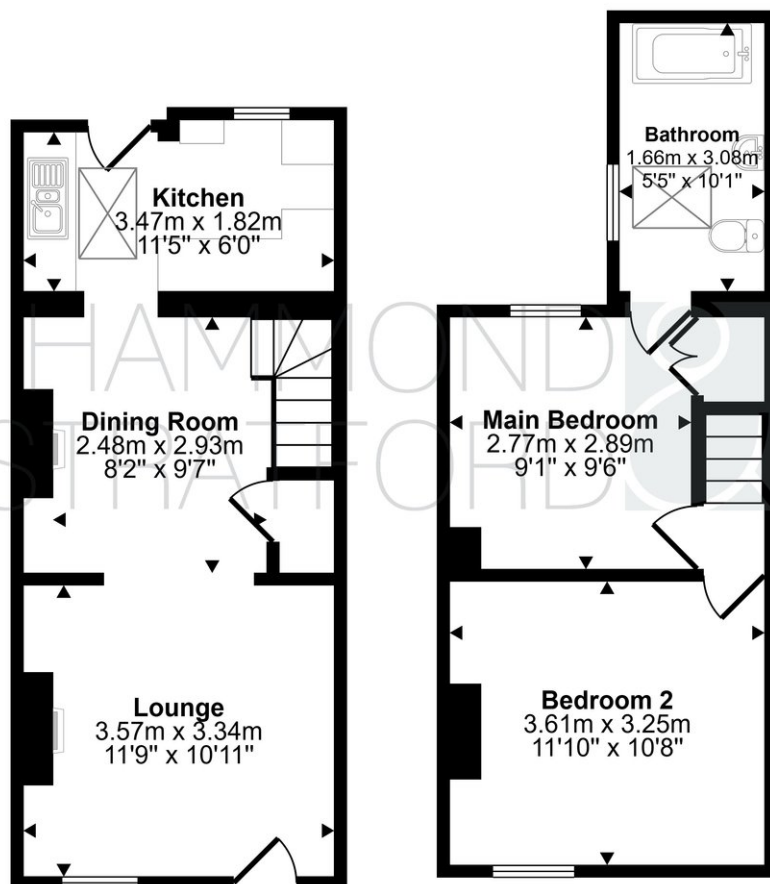
To the rear, the approx. 20' max. garden is accessed internally via the kitchen or externally through a shared alleyway running beneath the neighbouring properties. The garden is bisected and is currently mainly laid to patio - presenting an excellent opportunity for landscaping or outdoor entertaining space.

THE AREA

Hall Road lies to the south of Norwich city centre and offers a practical and well-connected residential setting. Popular with families, professionals, and first-time buyers, the area is home to a wide range of amenities including Asda, Aldi, McDonald's, and the popular Goals Norwich five-a-side football centre. Nearby, you'll also find IKEA and a variety of local shops, cafés, and takeaways. Hall Road benefits from excellent transport links, with regular bus services, cycle paths, and easy access to the A146 and Norwich southern bypass. Green spaces like Harford Park and Eaton Park offer opportunities for outdoor recreation, while the Norfolk and Norwich University Hospital and UEA are also within easy reach. With its blend of urban convenience and local community feel, Hall Road is a consistently popular choice for city living.



Approx Gross Internal Area
59 sq m / 633 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DIRECTIONS

From the A146 roundabout adjacent to Goals Norwich, head north on Hall Road passing the BP garage on the right. Continue on this road where the property can be found on the left-hand side, shortly after the East Of England Co-Op store.

AGENTS NOTE

Prospective buyers are kindly requested to consult with the marketing agents before scheduling a viewing.

TENURE

Freehold

LOCAL AUTHORITY

Norwich City Council

COUNCIL TAX BAND

B

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



01603 503500

eaton@hammondstratford.co.uk

20 Eaton Street, Eaton, Norwich, Norfolk, NR4 7LD

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