



Belvoir Street, NORWICH NR2 3AY

welcome to

Belvoir Street, NORWICH

GUIDE PRICE £200,000-£210,000 - LAUNCH DAY SATURDAY 4TH JANUARY VIEWING BY APPOINTMENT ONLY Be quick to secure this character property that you can put your own stamp on. In need of modernisation this property benefits from being sold with no onward chain!



Lounge

12' 2" x 12' 2" max (3.71m x 3.71m max)
Double glazed window to front aspect, single glazed door to front aspect, wall lighting, gas fire, door to inner lobby;

Inner Lobby

Door from lounge, stairs to first floor landing, door to dining room;

Dining Room

11' 1" x 12' 2" max (3.38m x 3.71m max)
Single glazed window to rear aspect, under stairs cupboard housing electric meter and fuse board, gas fire with back boiler, door to kitchen;

Kitchen

7' 2" x 6' 4" (2.18m x 1.93m)
Single glazed window to side aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, freestanding cooker, part tiled walls, doors to wc, bathroom and lean to;

Wc

Single glazed window to side aspect, suite comprising low level wc.

Bathroom

Double glazed window to side aspect, suite comprising bath with mains shower over, pedestal sink, fully tiled walls, extractor fan.

Lean To

Plumbing and space for washing machine, door to rear aspect leading to garden.

Landing

Stairs from inner lobby to first floor landing, doors to bedrooms one and two;

Bedroom One

12' 2" x 14' max (3.71m x 4.27m max)
Double glazed window to front aspect, over stairs cupboard.

Bedroom Two

11' 11" x 14' max (3.63m x 4.27m max)
Double glazed window to rear aspect, over stairs cupboard housing immersion tank.

Bedroom Three

8' 3" x 8' 5" (2.51m x 2.57m)
Double glazed window to rear aspect.

External

The property is approached via a pathway leading to the front door with garden to the rear laid to lawn offering timber storage shed and providing access to the passageway. The property benefits from on street permit parking.

Agents Note

There is an easement on the title please enquire with the branch



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Belvoir Street, NORWICH

- GUIDE PRICE £200,000-£210,000
- MID TERRACED HOME
- TWO RECEPTION ROOMS
- TWO / THREE BEDROOMS
- MODERNISATION REQUIRED

Tenure: Freehold EPC Rating: Awaited

guide price

£200,000

directions to this property:

Proceed out of Norwich via the Earlham road taking a right hand turn into Belvoir Street where the property is located on the right hand side



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106515 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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