

Astley & co



121 Salhouse Road
Norwich

Price: Guide Price
£250,000

Information

Blank Canvas for this Detached 1940's built house set in a good sized plot with south west facing garden, just waiting to be restored to its former glory and huge potential to develop into a luxury home. Three bedrooms with the scope to create a bathroom upstairs. Two Reception Rooms and smaller kitchen ready for a knock-through. The roof was repaired and replaced around 20years ago.

There is no gas central heating to the property.

Offered with No Onward Chain.

Probate Granted. Heating - open fire for wood and coal fuel. Electric Heaters. Energy Performance Rating F.

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ESTATE AGENTS

Description

Entrance Hall

Lounge 12' 6" x 11' 2" (3.8m x 3.4m)

Dining Room 13' 1" x 10' 10" (4.0m x 3.3m)

Kitchen 7' 7" x 5' 7" (2.3m x 1.7m)

Bathroom 5' 7" x 4' 11" (1.7m x 1.5m)

First Floor Landing

Bedroom 1 13' 9" x 11' 6" (4.2m x 3.5m)

Bedroom 2 13' 1" x 9' 10" (4.0m x 3.0m)

Bedroom 3 9' 10" x 6' 11" (3.0m x 2.1m)

Front & Rear Gardens

Summary of accommodation

- Detached 1940's built Property
- Three Bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- Lovely big Garden
- South West Facing Aspect
- Blank Canvas -Needs Work

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Astley & Co Estate Agents

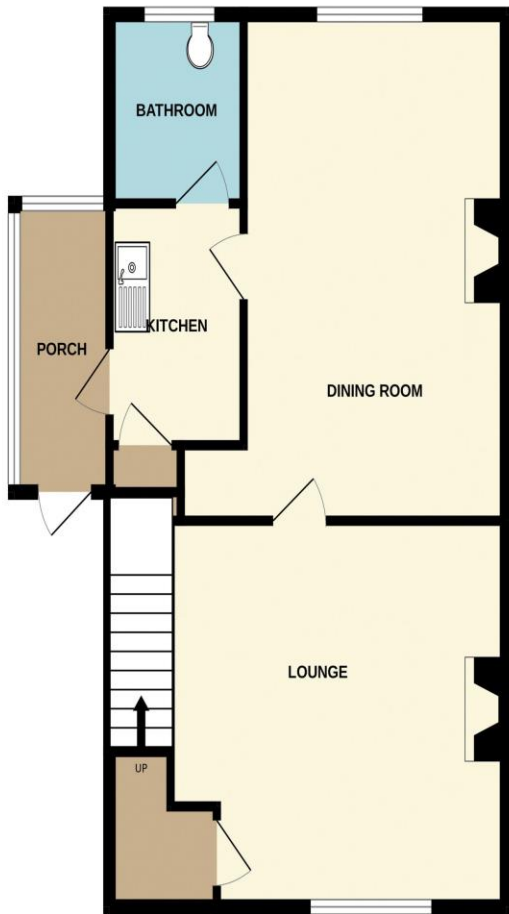
Email: yvonne@astleyandco.com

Website: www.astleyandco.com

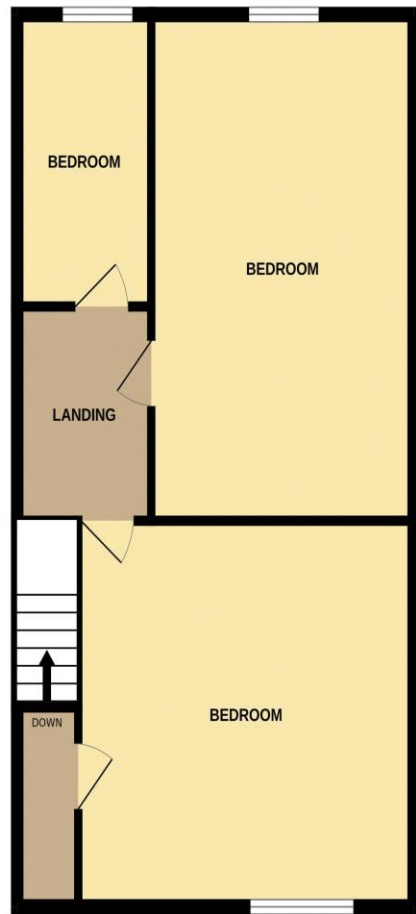
Tel: 01603 415182

Fax:

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 sq.m.) approx.

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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