

£250,000
Asking Price



Cricket Ground Road

Norwich, NR1 3BA

- Chain free
- Ideal first time buyer home
- 2 Double bedrooms
- Situated in Norwich city
- South facing garden
- Separate utility room/WC
- Sitting room and dining room
- Close to local amenities
- Ideal buy to let opportunity
- Neutral colours throughout





Location

This 2 bedroom mid terrace is situated within easy reach of Norwich's vibrant city centre, this property offers convenient access to the heart of East Anglia.. Norwich boasts a rich tapestry of medieval charm, bustling nightlife, cultural events, and diverse shopping opportunities. Local amenities such as supermarkets, pubs, and parks are all within close proximity, ensuring convenience for residents.

Sitting Room

3.36m x 3.69m

UPVC double glazed window and entrance door to the front aspect, laminate flooring throughout, a radiator, feature fireplace, picture rail and an opening leading through to the dining room and doors to an under stairs storage space.



Dining Room

3.40m x 3.68m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator, feature fireplace, picture rail, openings to the kitchen and stairs leading to the first floor landing.



Kitchen

3.90m x 2.14m

UPVC double glazed window and single glazed window to the side aspect with door opening into the garden, laminate flooring throughout, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring ceramic hob, integrated double oven and grill, space for a fridge freezer, a radiator and door opening to the utility room/WC.



Utility Room/WC

1.33m x 2.18m

UPVC double glazed window to the side aspect, laminate flooring throughout, a wall mounted boiler, toilet, laminate work surface with stainless steel sink and space below for appliances including a washing machine and tumble dryer.

First Floor Landing

Carpet flooring throughout, doors opening to bedrooms 1 and 2.



Bedroom 1

3.35m x 3.71m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening to built in cupboard with loft hatch and clothing rail inside.

Bedroom 2

3.38m x 3.71m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and door opening to a lobby leading to the bathroom.



Lobby

Carpet flooring throughout, doors opening to a built in cupboard with radiator and opening to the bathroom.

Bathroom

2.88m x 2.099m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, part tile walls, pedestal hand wash basin, toilet, a heated towel rail, bath and mains fed rainfall shower enclosed within a glass cubicle.



Outside

To the front of the property a level cast iron gate opens to a shingle and patio front garden with concrete pathway to the main entrance door.

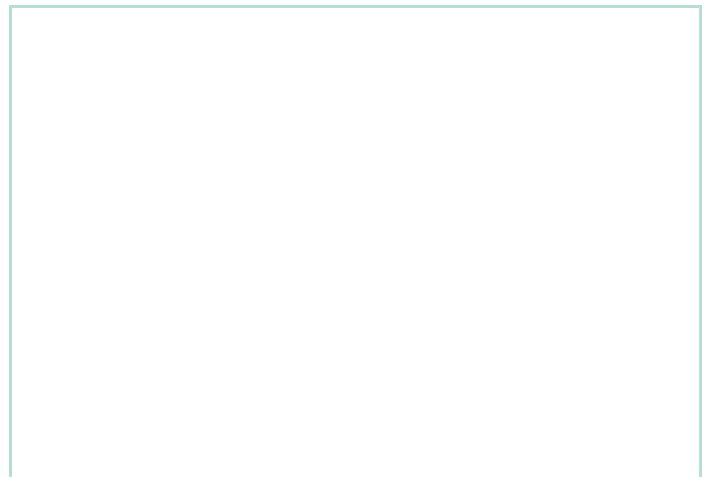
To the rear of the property a concrete pathway leads up to a south facing patio and laid lawn garden with x2 brick built outhouses and a gate opening to rear access.

Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.





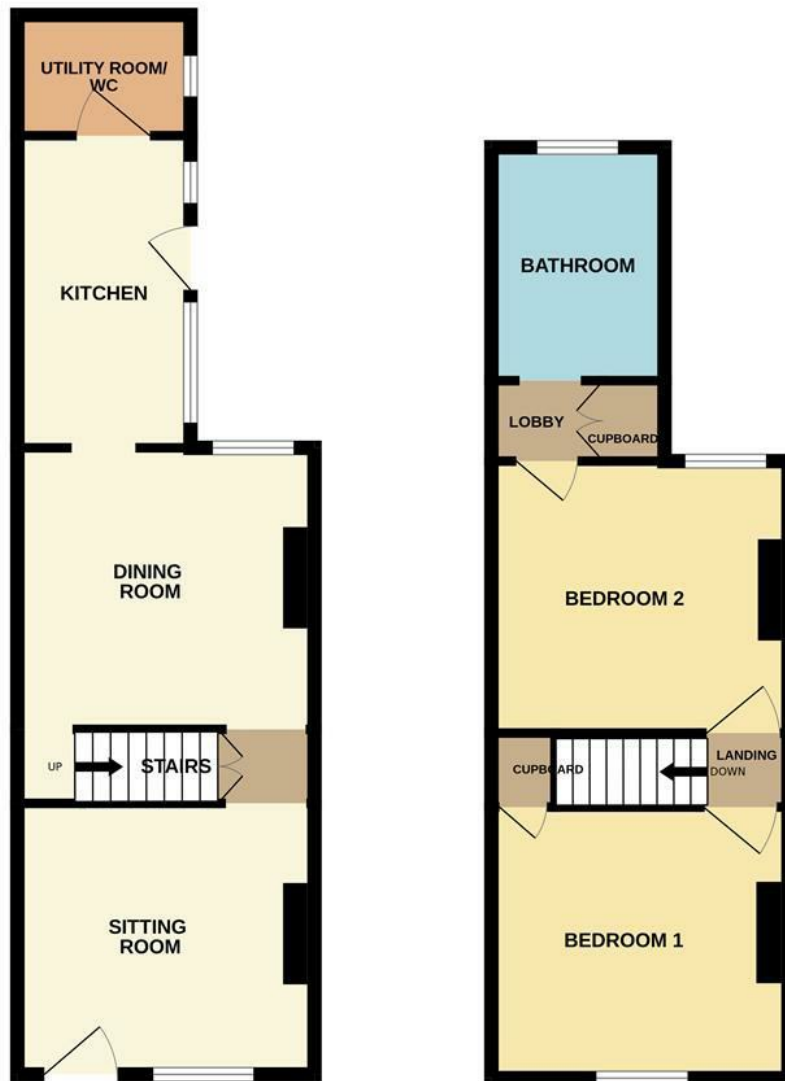


Tenure: Freehold
 Council Tax Band: B
 EPC Rating: TBC
 Local Authority: Norfolk County Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR
 426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
 387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 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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