



Sprowston Road, Norwich - NR3 4QQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Sprowston Road

Norwich

NO CHAIN! This well presented VICTORIAN MID TERRACE offers an excellent opportunity for FIRST TIME BUYERS or those seeking a superb BUY TO LET investment, situated in the ever-popular NR3 location. The house is very much a blank canvas and welcomes you with a sense of warmth and character, the property features a SPACIOUS MAIN RECEPTION ROOM (ideal for relaxing or entertaining), with a SEPARATE KITCHEN/DINING ROOM with ample space for culinary creativity and family meals. The ground floor also offers a rear lobby and ground floor bathroom. Upstairs, you will discover TWO GENEROUS DOUBLE BEDROOMS off landing, each thoughtfully designed for comfort and privacy, complemented by ANOTHER BATHROOM leading off the back bedroom. With NO ONWARD CHAIN, this home is ready for immediate occupation, providing a stress-free move for its new owners. The interiors are light-filled and inviting, with well-proportioned rooms throughout, offering flexibility to suit a range of lifestyles and requirements.



Whether you are looking for your first step onto the property ladder or a smart addition to your investment portfolio, this charming home ticks all the boxes for space, style, and location. There is also a private rear garden with a bisected access providing the ideal spot for relaxing and outside entertaining.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Victorian Mid Terrace
- Popular NR3 Location
- Ideal First Time Purchase Or Buy To Let
- Main Reception & Separate Kitchen/Dining Room
- Two Double Bedrooms
- Two Bathrooms Over Two Floors
- Private Enclosed Rear Garden

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.



SETTING THE SCENE

Accessed off Sprowston Road there is a low level brick wall with a path leading to the main entrance door to the front. The door leads into a porch. There is a small front garden laid to shingle.

THE GRAND TOUR

Entering via the main entrance door to the front, there is a small porch entrance with a door into the main sitting room to the front. The sitting room is a bright room benefitting from a wood effect floor and a fireplace housing a gas fired back boiler. A door leads through to the inner hallway with stairs ahead to the first floor. Beyond is the kitchen/dining room with a range of wall and base level units with rolled edge worktops over as well as space for all white goods and space for a dining table. A door leads through to the rear lobby with access to the garden as well as a cupboard housing space for white goods. The ground floor bathroom can be found beyond with a w/c, hand wash basin and bath with shower over.

Heading up to the first floor landing there are two bedrooms off landing in either direction. The bedroom to the front benefits from fitted bedroom furniture as well as a large walk in cupboard. The bedroom to the rear has stripped wood flooring with the second bathroom off which houses a shower, w/c and hand wash basin.

FIND US

Postcode : NR3 4QQ

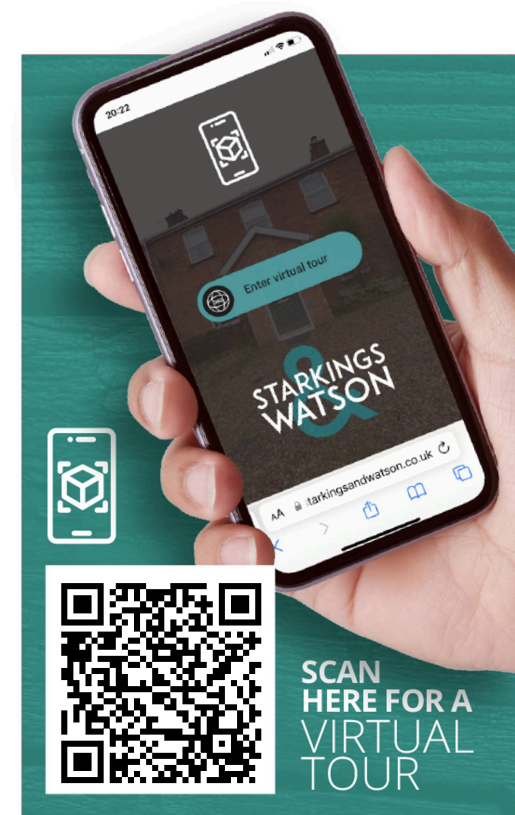
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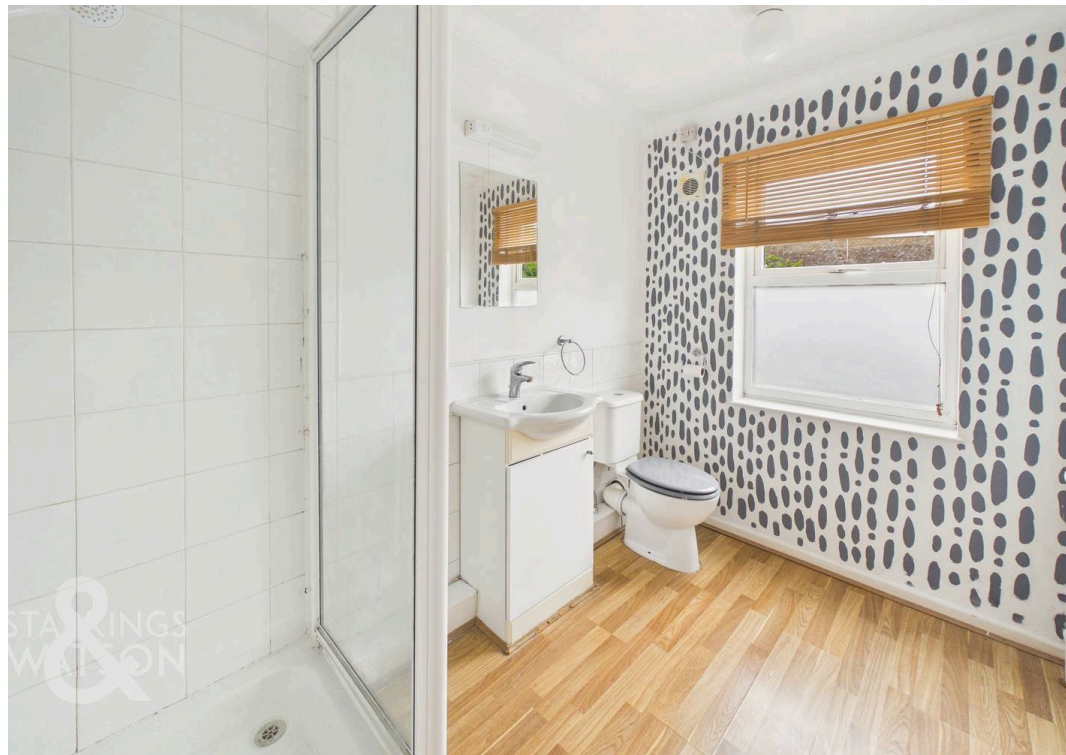
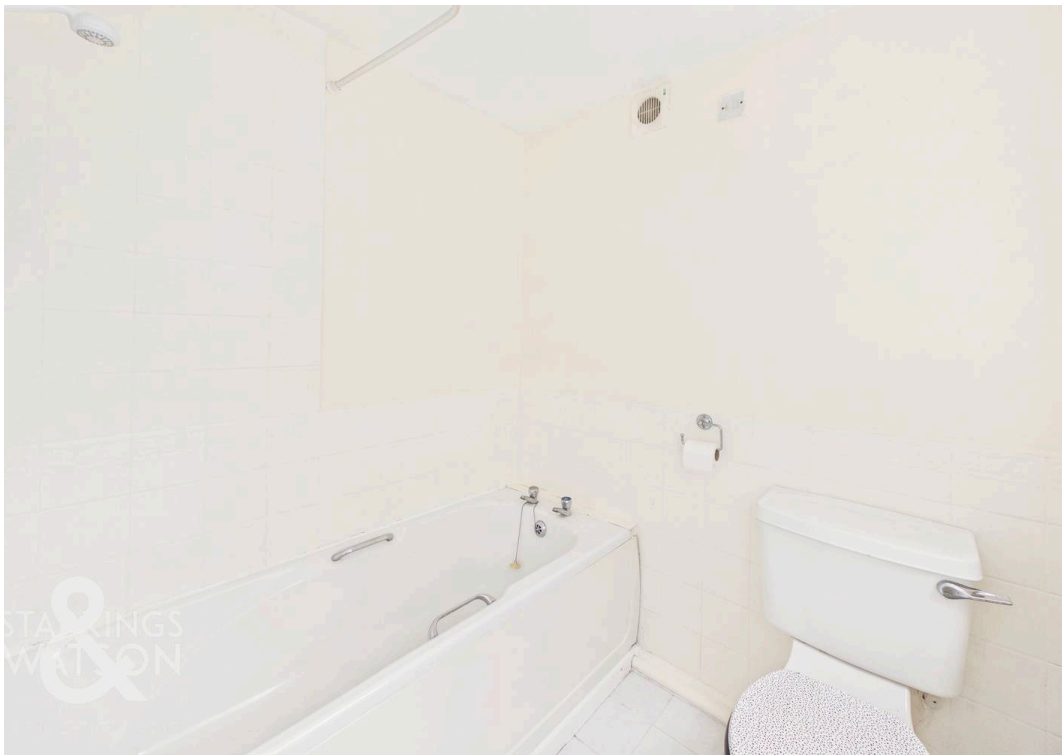
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The rear garden has a bisected access for the use of the neighbours.







THE GREAT OUTDOORS

The rear garden is split into two sections with the bisected access separating. The first section is paved leading from the rear of the house. There is a gate into the next section where you will find lawn and paving with a timber shed beyond. The garden has low level timber fencing enclosing.





Approximate total area⁽¹⁾

626 ft²
58.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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