



21 | Belsize Road | Norwich | NR1 4HU

Offers in Excess of £195,000

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



The Features

- Three bedroom mid terrace home, offered with no onward chain
- 13'5 Lounge with separate dining room
- Practical kitchen with access to the rear garden
- Ground floor family bathroom with shower over bath
- Two double bedrooms off landing, with a third bedroom accessed via bedroom two
- Offers scope for improvement and potential to add value
- Gas central heating and double glazing
- Enclosed bisected rear garden mainly laid to lawn
- Permit free on street parking to the front of the property
- Conveniently located for Norwich city centre and train station

About the Property

Offered with no onward chain, this three bedroom mid terraced home presents an excellent opportunity in the popular Thorpe Hamlet location, with scope for buyers to put their own stamp on it.

The property includes a 13'5 lounge, with a separate dining room beyond and a practical fitted kitchen providing access to the rear garden. A ground floor family bathroom with shower over bath completes the accommodation on this level. To the first floor are two bedrooms accessed from the landing, with bedroom three accessed via bedroom two, offering flexible use as a nursery, study or dressing room.

The property further benefits from gas central heating and double glazing.





The Outside

To the front of the property there is permit-free on-street parking, with low fencing and an iron gate providing access to the entrance.

To the rear is an enclosed bisected garden which is mainly laid to lawn with a pathway running along one side, providing a pleasant outdoor space with potential for further landscaping.

The Location

Thorpe Hamlet is a highly desirable residential area located just east of Norwich city centre, within easy walking distance of Norwich railway station and the popular Riverside development, which offers a range of restaurants, bars, a cinema and leisure facilities.

The property also enjoys convenient access to riverside walks, Mousehold Heath and the A47 Southern Bypass, making it an excellent location for commuters and those looking to enjoy both city living and nearby green spaces.

Directions

From Ketts Hill heading towards Plumstead Road, turn right onto Belsize Road, where the property can be found on the left-hand side.

What3Words: [///proof.bunny.chase](https://www.what3words.com/proof.bunny.chase)

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request.

GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.

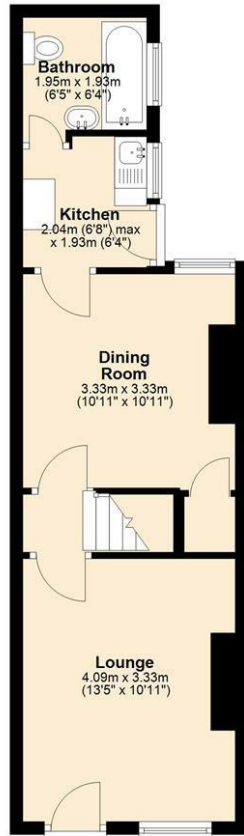
Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions,



Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



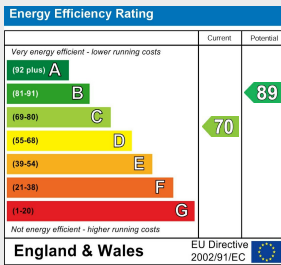
First Floor

Approx. 30.0 sq. metres (323.1 sq. feet)



Total area: approx. 65.7 sq. metres (706.7 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanUp.



Tenure: Freehold
 Council Tax Band: A
 Local Authority: Norwich



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN