



FREEHOLD

House - Terraced

# 90 BULL CLOSE ROAD, NORWICH, NR3 1NQ

Offers In The Region Of  
**£170,000**

## FEATURES

- Terrace Cottage style House
- Kitchen
- Bedroom
- Gas Central Heating
- Lounge
- Shower Room
- Bi-sected rear Garden
- No Onward Chain



# 1 Bedroom House - Terraced located in Norwich

Situated on Bull Close Road in the charming city of Norwich, this delightful one-bedroom terraced cottage style home presents a wonderful opportunity for first-time buyers or those seeking a cosy retreat. The property features a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The well-appointed kitchen offers functionality and convenience, making it easy to prepare meals and enjoy culinary adventures.

The property includes a shower room, ensuring comfort and privacy. With no onward chain, this home is ready for you to move in without delay, allowing for a smooth transition into your new living space.

The bi-sected rear garden, while in need of some attention, offers potential for those with a green thumb or a vision for outdoor living. Imagine transforming this space into a tranquil garden oasis, perfect for enjoying sunny afternoons or hosting gatherings with friends.

This property is ideally located, providing easy access to local amenities and the vibrant culture of Norwich. Whether you are looking to invest or find a charming home, this cottage-style house is a fantastic choice. Don't miss the chance to make it your own call 01603 338433 to arrange your viewing.

### Lounge

With front entrance door, double glazed window to the front aspect, two radiators, built in cupboards and door to inner hallway.

### Inner hallway

With stairs to the first floor, understairs cupboard, door to the kitchen, door to the shower room, loft access and door leading to the rear garden.

### Kitchen

Fitted with a range of wall and base units, built in gas oven, gas hob, sink drainer unit, radiator, window to the rear aspect and wall mounted gas boiler.

### Shower Room

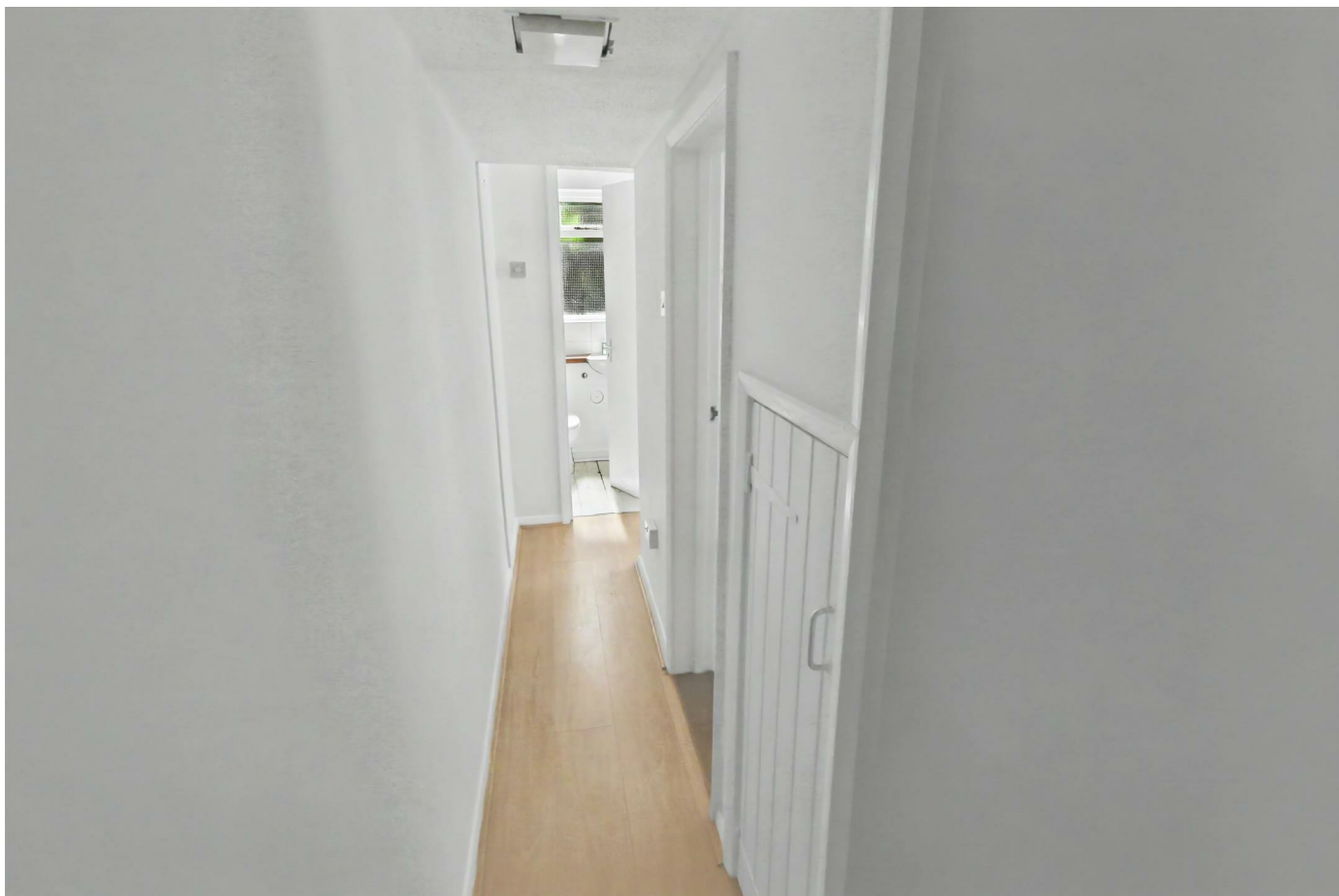
Fitted with low level w.c, hand wash basin, shower cubicle, part tiled walls and window to the rear aspect.

### Bedroom

With double glazed window to the front aspect, two built in cupboard and eaves storage.

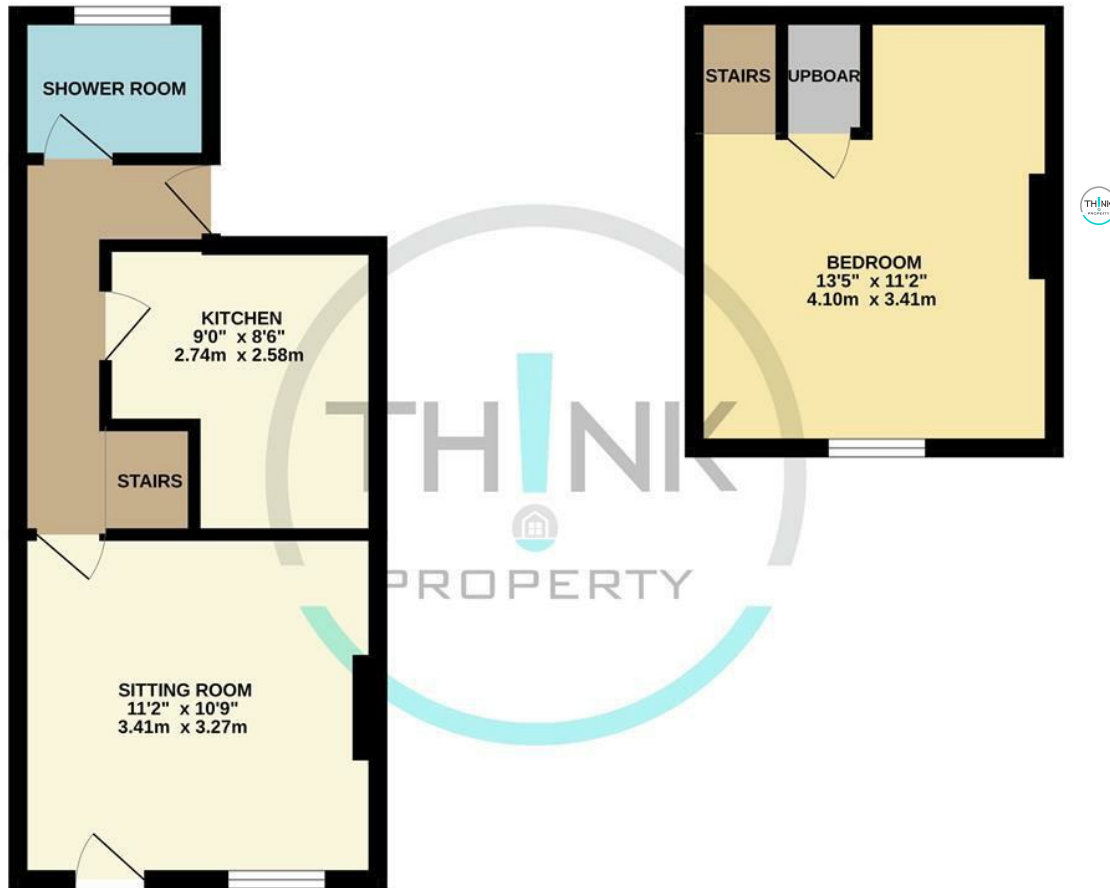
### Outside

The property is approached by a pathway leading to the front door, the garden to the front is laid to lawn and enclosed by picket style fencing. To the rear there is a patio closest to the property then there is a bisected garden beyond which at the moment needs clearance but once cleared it would offer a wonderful external space to sit out and enjoy.



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1ST FLOOR



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Council Tax Band  
**A**

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

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

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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