

Ben Allman
Estate & Letting Agents

61 Sprowston Road
, Norwich, NR3 4QJ
Guide price £175,000



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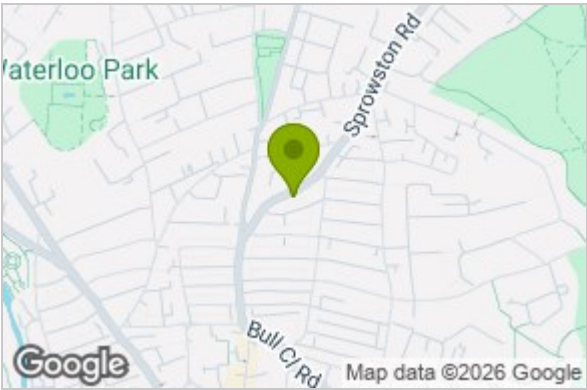
Offered for sale with no onward chain, this grey-brick Victorian terrace is positioned on an elevated setting and approached via steps through a small gated front garden. The property is currently tenanted but will be sold with vacant possession, making it equally suitable for investors or owner-occupiers.

The accommodation is arranged over two floors and offers well-proportioned rooms throughout. The ground floor comprises a front sitting room, a second reception room and a fitted kitchen with access to the rear. Upstairs, there are two double bedrooms accessed from the landing, with a bathroom located off the rear bedroom.

Outside, the property benefits from a gravelled courtyard garden with brick-built outbuildings and a right of way. While the house would benefit from some upgrading, it presents an excellent opportunity to add value and tailor the property to personal taste.



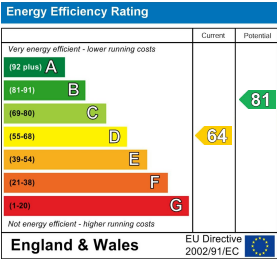
Area Map



Floor Plan



Energy Efficiency Graph



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