



South Park Avenue | Norwich | NR4 7AX

£258,000

twgaze

South Park Avenue | Norwich
| NR4 7AX
£258,000

A three-bedroom mid-terrace house, offering excellent potential as either an investment opportunity or a family home. Ideally located close to the University of East Anglia and the Science Park, the property requires updating, providing scope to add value and personalise to taste.

- Offered with no chain
- Three bedroom
- Bathroom and separate W/C
- Off Road Parking
- Close to the U.E.A and Science Park
- Updating required
- Lounge/diner
- Kitchen
- Private rear garden

The Location

South Park Avenue is a well regarded residential road in the popular Eaton area of Norwich, situated approximately 1.5 miles south-west of the City centre. The street runs alongside Eaton Park, offering immediate access to extensive green space and recreational facilities, and is conveniently located for the University of East Anglia and Norfolk & Norwich University Hospital, with good transport links, local amenities, and a strong community feel enhancing its overall desirability.





The Accommodation

A three-bedroom mid-terrace property offered with no onward chain, ideally suited for investors or buyers looking to add value. Positioned in a highly sought-after location close to the UEA and Science Park, the property offers well-proportioned accommodation, including an entrance hall, a spacious lounge/diner, and a kitchen. To the first floor are three double bedrooms, a family bathroom, and a separate WC. Requiring modernisation throughout, this property presents an excellent opportunity to refurbish and enhance, with strong rental potential.

The Outside

To the front of the property there is off-road parking, conveniently positioned behind secure gates. The rear of the property enjoys a private garden, complete with a brick-built storage shed. In addition, the rear garden can be accessed via a shared passageway, providing practical and convenient access.

Freehold

Services

Mains electric, mains water, mains sewers and gas central heating.

How to get there

[what3words///blend.silent.bubble](https://www.what3words.com/blend.silent.bubble)

Viewing

Strictly by appointment

Council Tax Band B

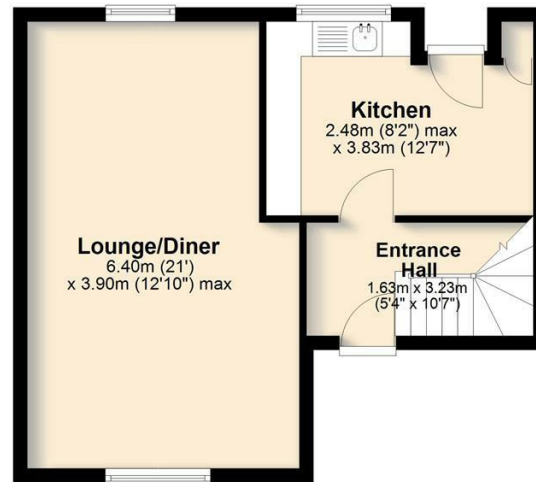
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each proposed purchaser. Payment is required Prior to the transaction being formally instructed with solicitors.

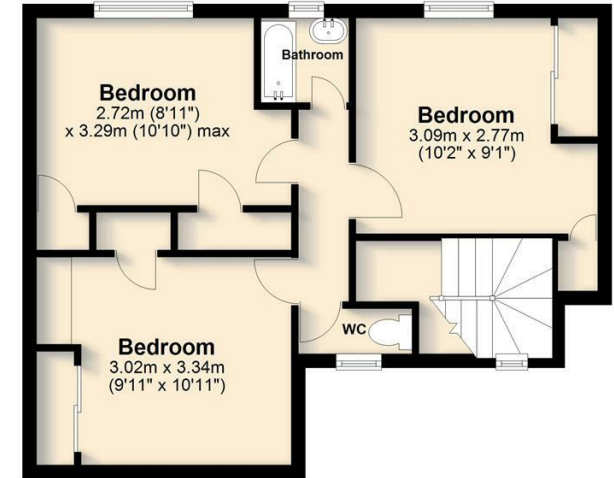
Ref 2/20165



Ground Floor
Approx. 39.2 sq. metres (422.2 sq. feet)



First Floor
Approx. 43.8 sq. metres (472.0 sq. feet)



Total area: approx. 83.1 sq. metres (894.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(13-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

33 Market Street
Wymondham
Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk