



## Sprowston Road, Norwich, NR3

A Charming Three Bedroom Victorian Terrace House!

OFFERS IN EXCESS OF **£215,000** FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# VICTORIAN CHARM NEAR CITY CENTRE!

This well presented Victorian terrace home is set within the highly sought after NR3 postcode, conveniently positioned on the outskirts of the city centre and within easy reach of a whole range of local amenities. Enjoying a classic terrace layout, the property offers a welcoming living room and a formal dining room, leading through to a modern galley style kitchen fitted in recent years and housing a five year old boiler. The ground floor is completed by a family bathroom. Upstairs features two generous double bedrooms, both boasting original fireplaces and built in cupboard space, along with a third bedroom located off the second, ideal for use as a dressing room, home office, or potential en-suite conversion.

“garden offers a simple, low maintenance outdoor space with a paved patio, a small planted border, and room for seating”



## Overview

- Victorian Terrace House
- Three Bedrooms
- Non Bisected & Enclosed Garden
- Two Reception Rooms
- Modern Gally Style Kitchen
- 5 Year Old Gas Combi Boiler
- Popular North City Location
- Ground Floor Bathroom
- Original Character Fireplaces & Floorboards
- Ideal First Home Near Amenities



## Location

Sprowston Road is a vibrant and well connected area of Norwich, offering a fantastic blend of convenience and community feel. Lined with a mix of characterful homes and local independent businesses, the road provides easy access to a range of amenities including supermarkets, cafés, pubs, and everyday services. Excellent transport links make travel into the city centre quick and straightforward, whether by bus, car, or on foot. Nearby green spaces and recreational areas add to the appeal, while well regarded schools and healthcare facilities are also within easy reach. Overall, Sprowston Road offers a practical and lively setting close to everything Norwich has to offer.



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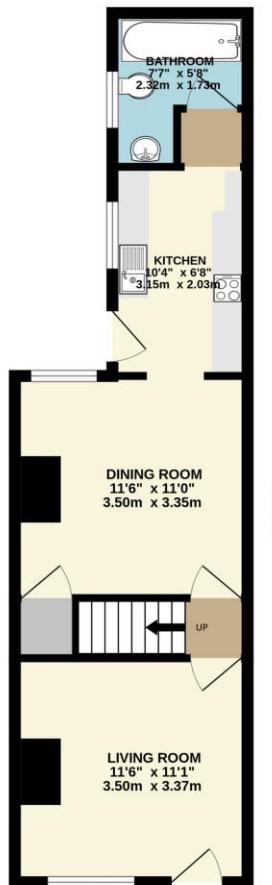
## Outside

Outside, parking availability is on street permit parking in zone H. The rear garden is non bisected, and proves fully enclosed and non overlooked. This garden offers a simple, low maintenance outdoor space with a paved patio, a small planted border, and room for seating.



GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



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TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

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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**FULL EPC AVAILABLE UPON REQUEST**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY:** NORWICH CITY COUNCIL

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING



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