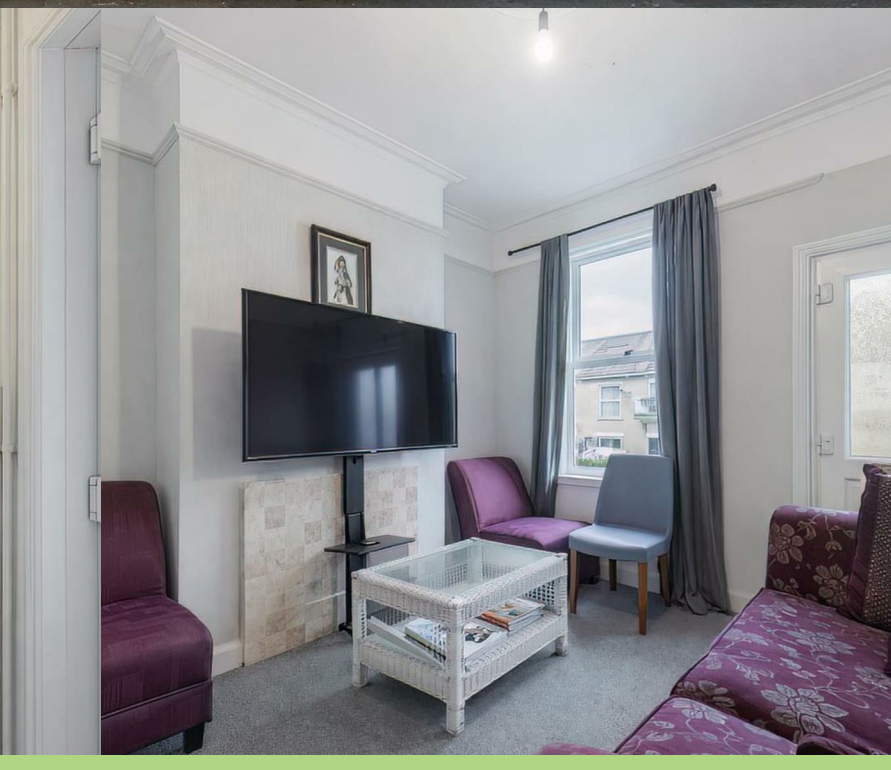
Ben Allman
Estate & Letting Agents



61 Sprowston Road

, Norwich, NR3 4QJ

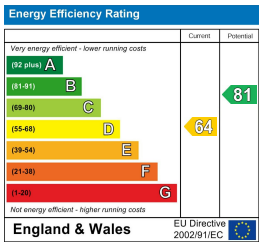
Guide price £175,000

2 1 2 D

Floor Plan

Area Map

Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Elevated Position With Steps Leading Up To The Property
- Courtyard Garden With Right-Of-Way And Brick-Built Outbuildings
- Attractive Grey Brick Victorian Terrace House
- Two Double Bedrooms
- First Floor Bathroom
- Two Reception Rooms
- Upgraded Combi Boiler
- Double Glazed Windows Throughout
- EPC Rating - D

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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