



Vicarage Road, Norwich - NR3 2HB



Vicarage Road

Norwich

NO CHAIN. Situated on the edge of the centre of Norwich this MID-TERRACE HOME would make the ideal addition to any portfolio with long term sitting tenants or the ideal first time buy being well connected to all amenities. The home offers SEPARATE SITTING and DINING ROOMS flowing into a fully fitted kitchen and ground floor bathroom complete with a fully tiled surround. The first floor landing splits to give access to all THREE BEDROOMS from the landing with the larger boasting built-in storage. The rear garden is GENEROUS IN SIZE and PRIVATE offering both lawn and patio seating spaces making the ideal space to enjoy the warmer months.



Council Tax band: B

Tenure: Freehold

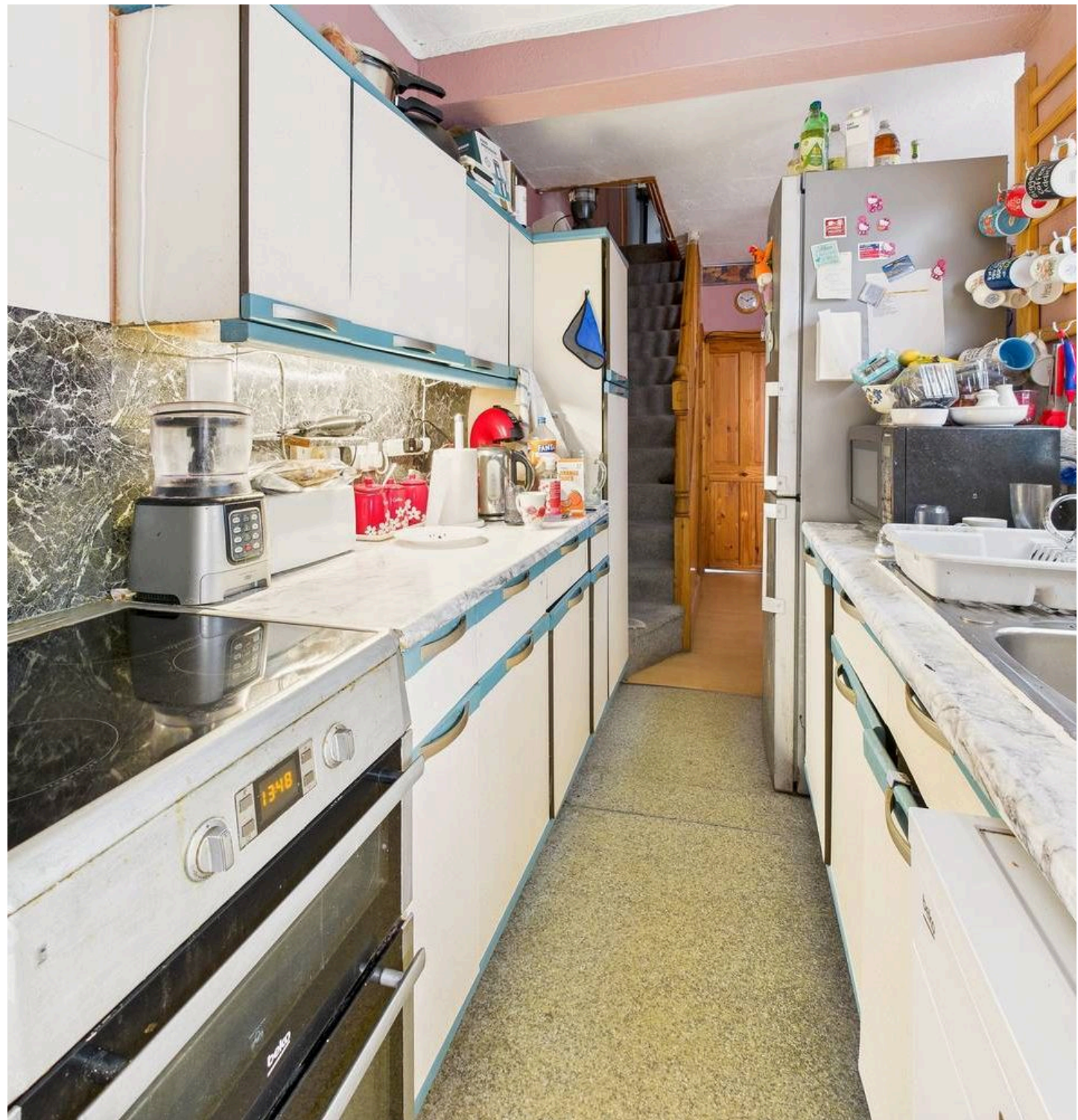
EPC Energy Efficiency Rating: TBC

- No Chain
- Mid-Terrace House
- Ideal first Time Buy or Investment With Sitting Tenants
- Separate Sitting & Dining Room
- Three Bedrooms
- Fully Tiled Bathroom Suite
- Private Rear Garden
- Short Walk To City Centre

Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property can be found set back from the street where a low level brick wall and swinging iron gate give access into a low maintenance frontage bordered by two mature hedges adding further privacy to the front of the home.



THE GRAND TOUR

Once inside, a well proportioned sitting room is the first place to greet you measuring some 14' in length and laid with wood effect flooring leaving more than enough room for a potential choice of layout of soft furnishings. Sat just behind this is the separate dining room, whilst the space currently functions as a second sitting room for the current occupants. The space is perfectly positioned in relation to the kitchen to make a formal dining room suite with stairs leading towards the first floor, in a free flowing design the kitchen emerges just beyond this with a mixture of wall and base mounted storage units where a gas central heating boiler is mounted upon the wall next to the door for the rear garden. At the very rear of the property a fully tiled bathroom suite is on offer with frosted glass window to the outside featuring a shower head mounted over the bath, floating vanity storage and low level radiator.

The first floor landing gives way to all three bedrooms within the home as well as a handy built in storage cupboard with the smallest room coming at the very rear of the home still capable of hosting a double bed or better suited to a single bed with further storage solutions whilst a slightly larger bedroom sits just next door to this currently functioning as a home office, both of which overlook the rear gardens through double glazed windows. The largest of the bedrooms comes towards the very front of the property, again featuring uPVC double glazed windows with large open carpeted floor space suited to a potential choice of layouts with handy storage cupboard built in over the stairs.

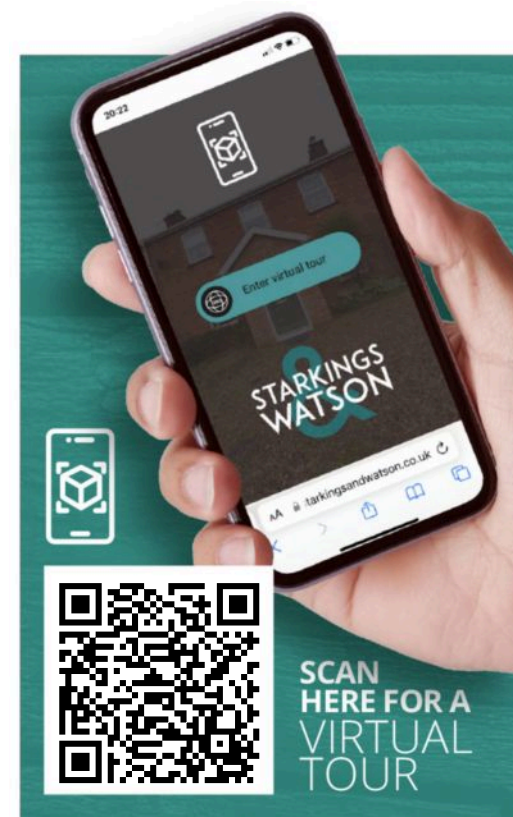
FIND US

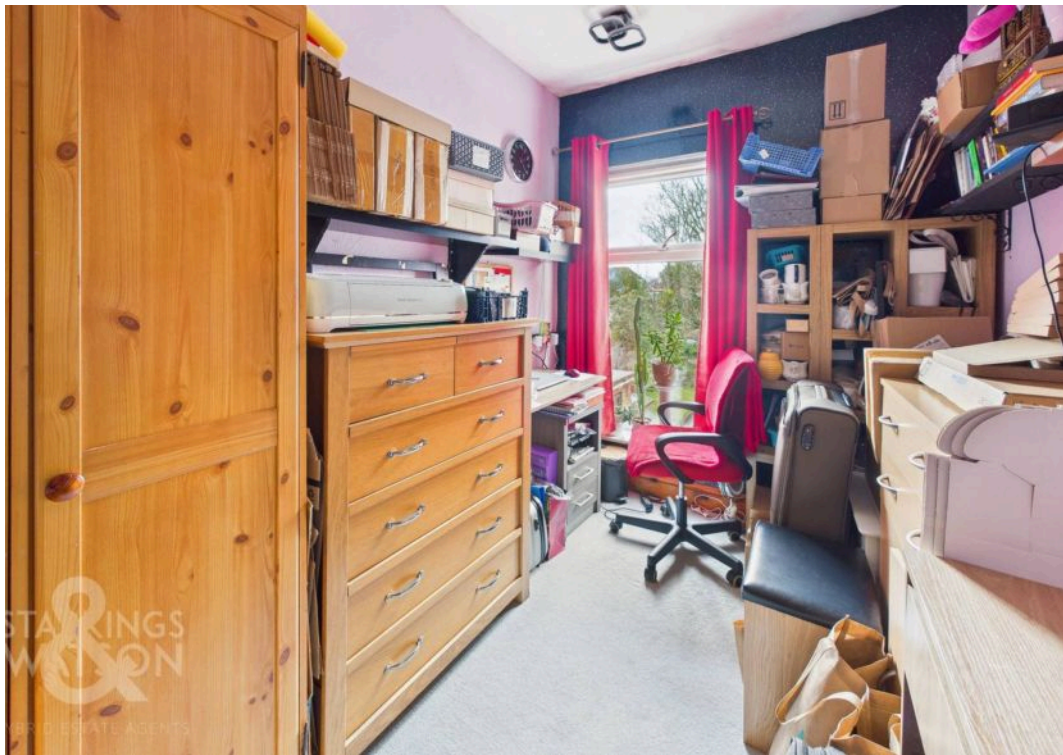
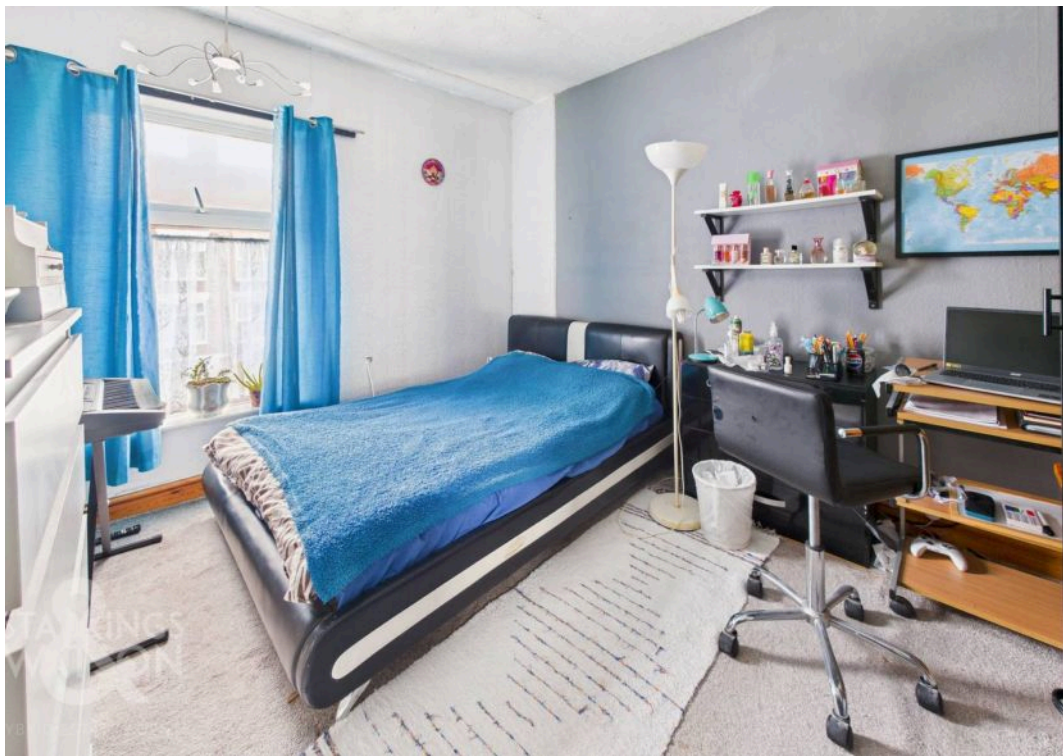
Postcode : NR3 2HB

What3Words : ///react.ideas.sports

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



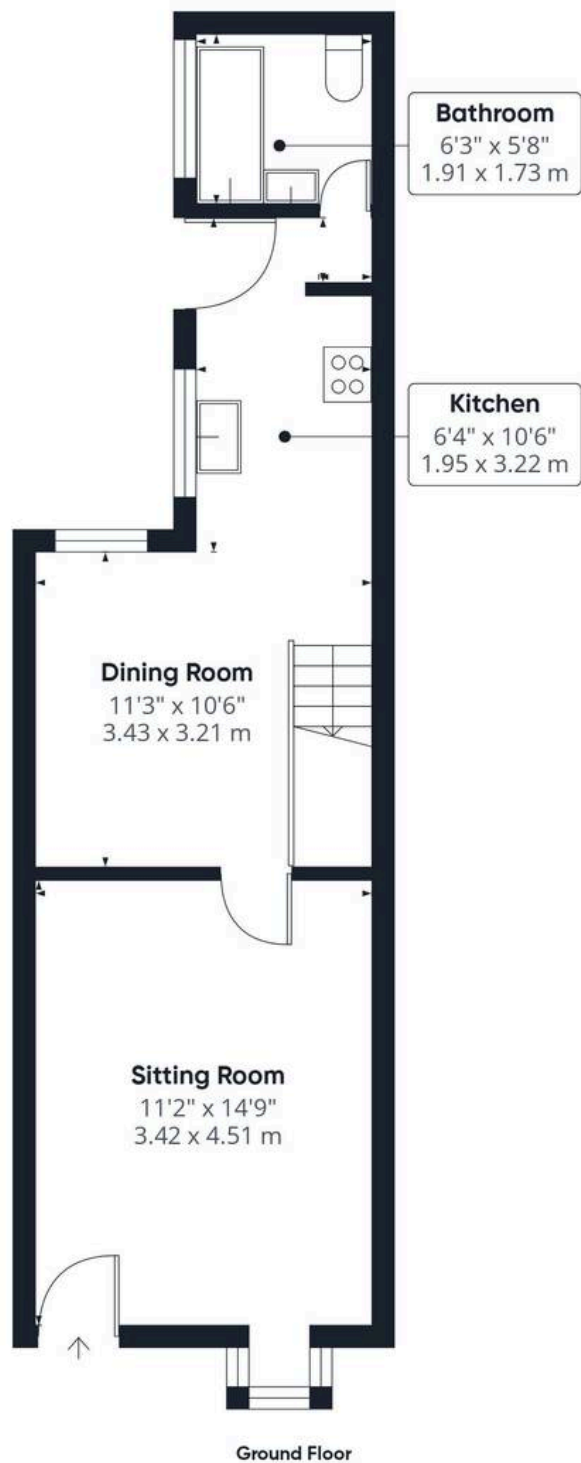




THE GREAT OUTDOORS

The rear garden is initially bisected however then opens up to offer a more private garden space bordered by timber panel fencing with a predominantly lawn setting and further patio space at the very rear where currently a large storage shed can be found.





Floor 1

Approximate total area⁽¹⁾

727 ft²

67.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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