



Romany Road, Norwich - NR3 4RE

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&
WATSON**

HYBRID ESTATE AGENTS



Romany Road

Norwich

NO CHAIN. Step inside via the welcoming PORCH ENTRANCE of this MID-TERRACE HOME, leading directly into a BRIGHT AND SPACIOUS home. The property boasts a SEPARATE SITTING ROOM, perfect for relaxing evenings, complemented by a SEPARATE DINING ROOM that creates a widened entrance to the UPDATED KITCHEN featuring MODERN UNITS and BUILT-IN COOKING APPLIANCES, providing a contemporary setting for meal preparation. NEW FLOORING AND CARPETS have been fitted throughout, ensuring a fresh and stylish feel in every room. Upstairs, discover THREE WELL-PROPORTIONED BEDROOMS, each offering ample space for furnishings and storage. The property is in FANTASTIC CONDITION THROUGHOUT, having been well maintained as a rental with a long-term tenant, making it an excellent choice for both first-time buyers and investors. Enjoy the convenience of being just a SHORT WALK TO ALL AMENITIES AND THE CITY CENTRE, placing shops, cafes, and transport links within easy reach while a PRIVATE REAR GARDEN gives the ideal space to sit and enjoy the warmer months.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain
- Terraced House With Porch Entrance
- Fantastic Condition Throughout
- Separate Sitting & Dining Rooms
- Updated Kitchen With Built In Cooking Appliances
- Three Bedrooms
- Tiered Rear Garden
- Short Walk To All Amenities & City Centre

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With excellent local bus routes a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.



SETTING THE SCENE

The property sits back from the tree lined street separated from the public footpath by a low level brick wall where low maintenance a shingle frontage is situated next to the porch entrance

THE GRAND TOUR

Once inside, a separate porch entrance creates the ideal space to slip off coats and shoes before heading into the home where the sitting room or dining space sits just beyond the main entrance door. The versatility of the living spaces comes to light where the current occupant has chosen to leave this space as a dining room with all updated hard wearing engineered oak flooring laid underfoot leading through the majority of the ground floor. To the front of the room, uPVC double glazed windows to the front of the property allow natural light to fill the room whilst a bright and inviting décor creates the ideal welcome feeling. Towards the rear of the property and past the stairs for the first floor the space currently functions as a sitting room with a widened opening leading into the modernized kitchen having a usurpingly positive effect on the feel of this area. A uPVC double glazed rear door with glass panels to the side and top allow natural light to again fill the spaces in this room where another well decorated space creates a bright and airy feeling. The kitchen is offered with a mixture of wall and base mounted cabinetry with solid woodwork surfaces extending out for food preparation while integrated cooking appliances include an oven and hob with extraction above while tiles splashbacks adorn the walls. Towards the rear of the property an updated bathroom suite features all new flooring with tall heated towel rail, new shower screen with shower mounted over the bath.

The first floor landing splits in each direction to take you into each of the three bedrooms with the two larger rooms being similar in size. The bedroom to the front benefits from a cast iron fireplace and large uPVC double glazed windows with a handy addition of over the stair storage cupboard whilst the second double bedroom sits towards the rear of the property leading directly through into the third bedroom which is currently used as a dress room and walk in wardrobe space with another cast iron fireplace and where a gas combination boiler has been fitted on the exterior wall.

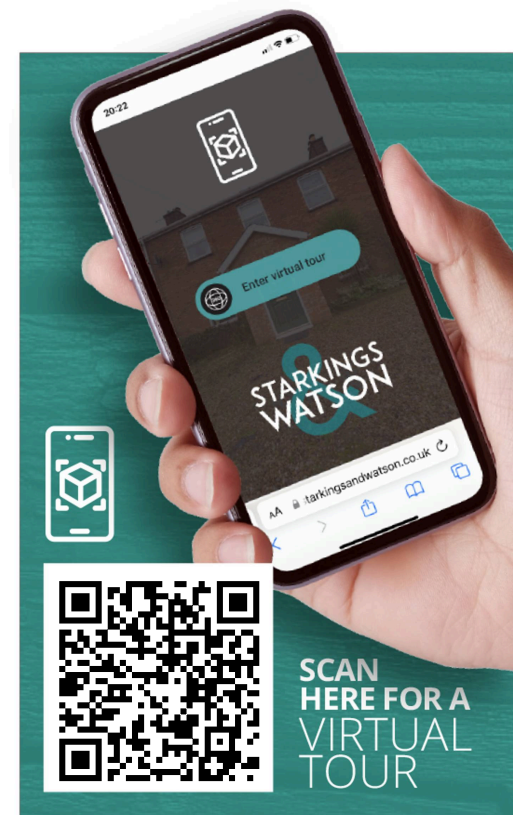
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The South facing rear garden is fully enclosed to both sides and the very rear with timber panel fencing with a tiered approach up to the rear of the home. The non-bisected multi level garden gives a multitude of potential where various seating spaces are accompanied by raised planting beds to add colour and vibrancy to this outside space.





Approximate total area⁽¹⁾

793 ft²

73.7 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360





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