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39 Silver Street, Norwich, Norfolk, NR3 4TT

A two-bedroom period mid terraced property, with no onward chain, that has been renovated by the current owner to create an ideal first-time, for those looking to enter the property market, a ready to move into family home or as a business investment opportunity, in a very buoyant rental market.

Located in the very popular north of the city centre, the property enjoys easy access to the local amenities including Mousehold Heath, Norwich cathedral and the River Wensum for relaxation, recreation and dog walking. It benefits from a strong community spirit, evident in the numerous independent retailers, cafes and restaurants as well as the infant and junior schools.

Set back from the road, where there is on-street parking, it is approached via an easy to maintain frontage. To the rear, an enclosed tiered paved and gravelled garden provides convenient off-road parking as well as an ideal space for socialising with friends and family.

Beautifully presented throughout the main entrance leads into a bright family lounge with a feature exposed brick fireplace, decorative cornice and exposed timber flooring. From the lounge there is a separate dining room that opens out into a cleverly extended kitchen with access to the rear garden and a bathroom. To the first floor, two main bedrooms, one with built in storage and the other with an en-suite complete the accommodation.

The property further benefits from regular public transport; bus services connecting to various parts of the city, and Norwich Train Station, providing direct links to London and other major cities. Norwich city centre is a vibrant place to visit, with extensive historical interest including the castle, numerous churches, Elm Street, the covered market and the Royal Arcade.



Terraced



House



Older



2 Bathrooms



2 Receptions



2 Bedrooms



Tax Band A

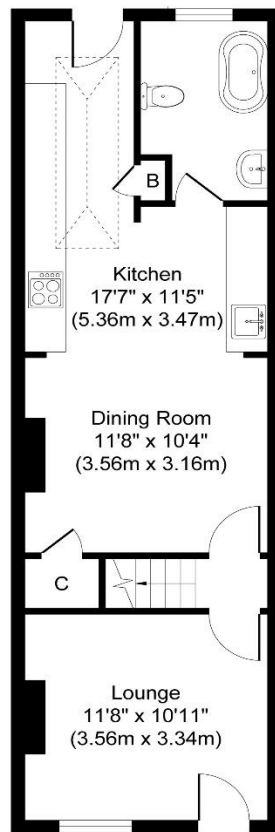


Off-Road
Parking



No
Garage





Bathroom
9'7" x 6'1"
(2.91m x 1.86m)

Kitchen
17'7" x 11'5"
(5.36m x 3.47m)

Dining Room
11'8" x 10'4"
(3.56m x 3.16m)

Lounge
11'8" x 10'11"
(3.56m x 3.34m)

Ground Floor
Approximate Floor Area
497 sq. ft
(46.13 sq. m)



En-suite
7'10" x 6'2"
(2.39m x 1.88m)

Bedroom 1
11'9" x 10'7"
(3.57m x 3.22m)

Bedroom 2
11'9" x 11'0"
(3.57m x 3.35m)

First Floor
Approximate Floor Area
337 sq. ft
(31.30 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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