



21 | Belsize Road | Norwich | NR1 4HU

Offers in Excess of £195,000

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



The Features

- Three bedroom mid terrace home, offered with no onward chain
- 13'5 Lounge with separate dining room
- Practical kitchen with access to the rear garden
- Ground floor family bathroom with shower over bath
- Two double bedrooms off landing, with a third bedroom accessed via bedroom two
- Offers scope for improvement and potential to add value
- Gas central heating and double glazing
- Enclosed bisected rear garden mainly laid to lawn
- Permit free on street parking to the front of the property
- Conveniently located for Norwich city centre and train station

About the Property

Offered with no onward chain, this three bedroom mid terraced home presents an excellent opportunity in the popular Thorpe Hamlet location, with scope for buyers to put their own stamp on it.

The property includes a 13'5 lounge, with a separate dining room beyond and a practical fitted kitchen providing access to the rear garden. A ground floor family bathroom with shower over bath completes the accommodation on this level. To the first floor are two bedrooms accessed from the landing, with bedroom three accessed via bedroom two, offering flexible use as a nursery, study or dressing room.

The property further benefits from gas central heating and double glazing.





The Outside

To the front of the property there is permit-free on-street parking, with low fencing and an iron gate providing access to the entrance.

To the rear is an enclosed bisected garden which is mainly laid to lawn with a pathway running along one side, providing a pleasant outdoor space with potential for further landscaping.

The Location

Thorpe Hamlet is a highly desirable residential area located just east of Norwich city centre, within easy walking distance of Norwich railway station and the popular Riverside development, which offers a range of restaurants, bars, a cinema and leisure facilities.

The property also enjoys convenient access to riverside walks, Mousehold Heath and the A47 Southern Bypass, making it an excellent location for commuters and those looking to enjoy both city living and nearby green spaces.

Directions

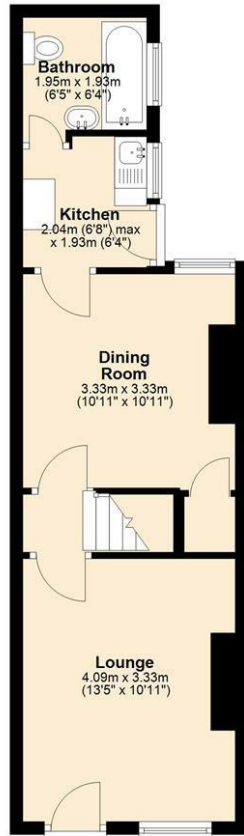
From Ketts Hill heading towards Plumstead Road, turn right onto Belsize Road, where the property can be found on the left-hand side.

What3Words: ///proof.bunny.chase



Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



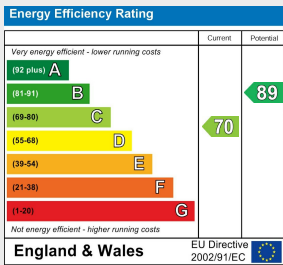
First Floor

Approx. 30.0 sq. metres (323.1 sq. feet)



Total area: approx. 65.7 sq. metres (706.7 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanUp.



Tenure: Freehold
 Council Tax Band: A
 Local Authority: Norwich



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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