

21 | Belsize Road | Norwich | NR1 4HU

Guide Price £170,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- *** ATTENTION FIRST TIME BUYERS & INVESTORS ***
- Guide Price £170,000 - £185,000
- Two/three-bedroom mid-terrace home in the popular Thorpe Hamlet area
- 13'5 lounge with separate dining room and fitted kitchen
- Two double bedrooms off landing, plus a versatile third room off main bedroom
- Requires some modernisation, offering excellent 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

Priced to sell and offered with no onward chain, this two/three-bedroom mid-terrace home presents an excellent opportunity for buyers looking to add value and create a home tailored to their own tastes in the ever-popular Thorpe Hamlet area.

The property would now benefit from new carpets and redecoration throughout, with excellent scope to update and improve the accommodation to suit individual needs. There may also be potential to reconfigure the layout, subject to any necessary consents, making this a fantastic opportunity for first-time buyers, investors or those seeking a rewarding renovation project.

The ground floor accommodation includes a 13'5 lounge, a separate dining room beyond, and a practical fitted kitchen with access to the rear garden. There is also a ground floor family bathroom with a shower over the bath.

To the first floor are two good-sized bedrooms accessed from the landing, with a further room accessed via Bedroom Two. This versatile space could be used as a third bedroom, nursery, dressing room or home office. Alternatively, buyers may wish to explore converting this room into a first-floor bathroom, subject to the necessary investigations and consents.

The property further benefits from gas central heating and double glazing and offers excellent potential for improvement in a highly sought-after location.



















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, mainly laid to lawn, providing a pleasant outdoor space with potential for further landscaping. The property benefits from a pedestrian right of way across neighbouring gardens, providing external access to the rear garden.

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

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

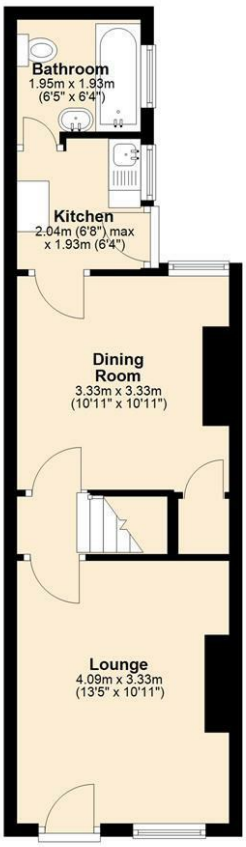
GDPR – Personal Information
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.
Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.
Further details on how we store and process your data are available on request or via our website.

Disclaimer -
Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in



Ground Floor

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



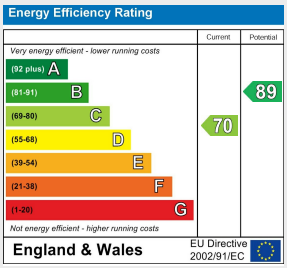
First Floor

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.

Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN