



**STOBART
& HURRELL**

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16 Rosebery Road, Norwich, Norfolk, NR3 3NA

An ideal opportunity for first-time buyers, investors, or families, this two-bedroom mid-terraced home is perfectly positioned on the outskirts of the city while remaining within walking distance of local amenities and open green spaces. Located in the popular NR3 postcode, the area is well known for its thriving independent community and strong sense of neighbourhood.

Partially screened from the road by a low brick wall, the property is accessed via a metal gated entrance leading to a low-maintenance front garden. To the rear there is garden featuring well-stocked flowerbeds and a designated seating area, creating an inviting space for alfresco dining and entertaining friends and family.

The accommodation opens directly into a welcoming sitting room, which flows through to a separate dining room. To the rear of the property is a bright and airy kitchen/utility room with a door leading out to the garden, where an external W.C. is located. The first floor offers two generous double bedrooms, one benefiting from built-in storage and the other featuring an adjoining en-suite bathroom, completing the accommodation.

Life at Rosebery Road is further enhanced by its proximity to a range of green spaces, including Sewell and Waterloo Parks, as well as the popular Rosebery public house and nearby schooling. The property is situated approximately one mile from the meandering River Wensum, the city centre, train station, and the Riverside Retail Park, offering excellent access to both urban conveniences and outdoor leisure.



Terraced



House



Older



1 Bathroom



2 Receptions



2 Bedrooms



Tax Band B

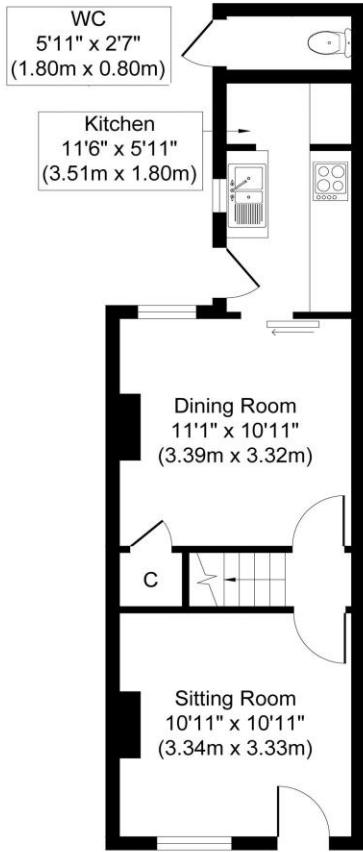


On-Street
Parking

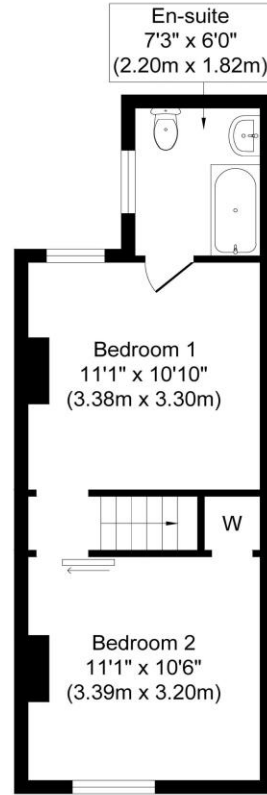


No
Garage





Ground Floor
Approximate Floor Area
365 sq. ft
(33.90 sq. m)



First Floor
Approximate Floor Area
322 sq. ft
(29.92 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 operability or efficiency can be given.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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