

propertyladder



CELEBRATING
15 YEARS
of successfully selling homes



Rosebery Road, Norwich, NR3 3NA

A tempting terrace house located in the popular NR3 postcode

£250,000 freehold



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

LOCATION! LOCATION!

This tempting terrace house can be found on one of NR3's most requested streets. The property offers two double bedrooms, two reception rooms, a cracking kitchen and a gorgeous garden. Some brilliant extras include a fantastic pantry and a wood burner in the living room.



“This much loved terrace house has so many fabulous features. Our favourite is the wood burner!”



Overview

- MID TERRACE HOUSE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- FIRST FLOOR BATHROOM
- USEFUL PANTRY
- WOOD BURNER
- POPULAR LOCATION
- CLOSE TO AMENITIES
- MUST BE SEEN!



Location

The property is located in the ever popular NR3 postcode, North of the City. This up and coming area is a prime location for new independent shops, bars and café's. If these aren't enough, the beautiful City centre of Norwich is approximately 1.5 miles away. This vibrant regional capital, includes many unique shops, cafes, bars, high end shopping and the diverse Norwich market.



Outside

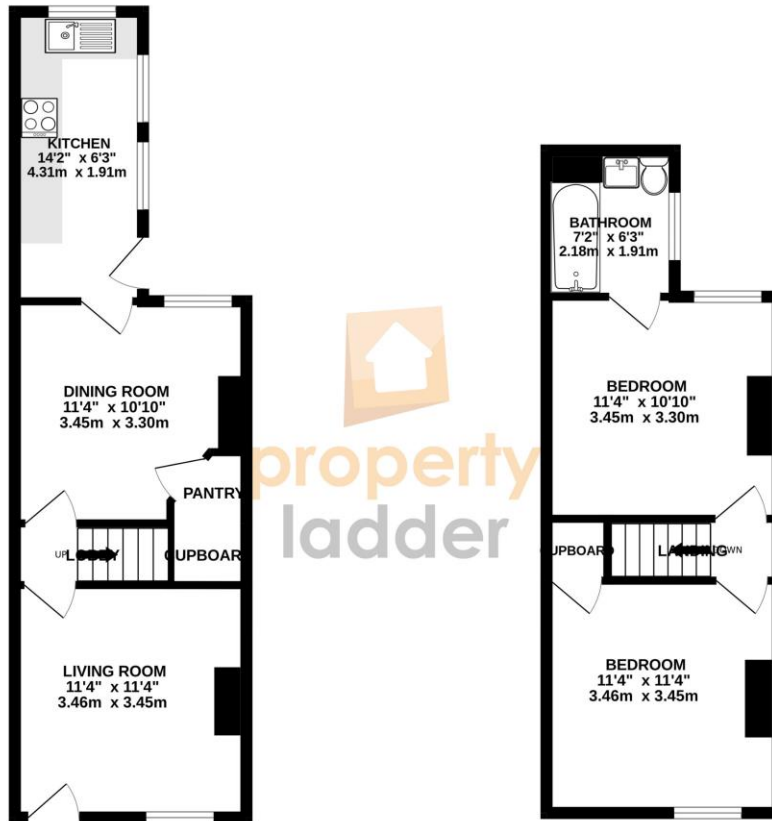
The property is entered via a pathway through the well planted front garden.

The rear garden is mainly laid to lawn, with timber panel fencing to both boundaries.

The garden is bisected by a right of way for the neighbours, to access the rear of their property. This is common for terrace homes in Norwich.

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024.

FULL EPC AVAILABLE UPON REQUEST

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

IMPORTANT NOTICES

- Local Authority:** NORWICH CITY COUNCIL
- Council Tax Band:** B
- Property Construction:** STANDARD
- Services:** GAS, ELECTRICITY, MAINS WATER
- Heating:** GAS CENTRAL
- Parking:** ON STREET



Selling your home?

If you are considering selling your home please contact us for your no obligation free market appraisal.

BRITISH PROPERTY AWARDS 2023
GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.