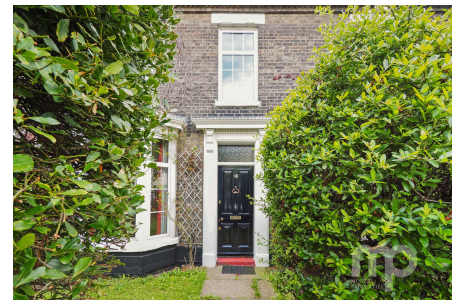


St Phillips Road, Norwich, Norfolk.

£475,000

3 2 2

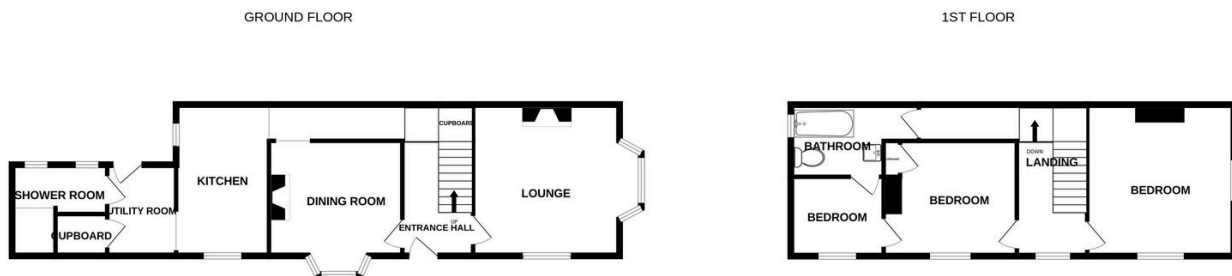


This charming Victorian house, located in the heart of the city, offers approximately 1200 square feet of living space. Featuring off-road parking and both front and side gardens, it's an ideal home for a professional couple who want to be close to all the amenities Norwich has to offer. The house boasts a spacious 13'5" x 12' living room with high ceilings, dual aspect windows and a feature fireplace. The kitchen, dining room, side lobby, and downstairs shower room with WC complete the ground floor. On the first floor, you'll find two double bedrooms and a third single bedroom that provides access to the bathroom and bedroom two. Courtyard garden.

Tenure: Freehold EPC: D Council Tax: C

Key Features

- Beautiful Victorian three bedroom house offering approximately 1200 sq ft of living space
- Sitting on a generous plot 85ft x 30ft with front and side gardens, and off road parking behind a gate
- Must view property to really appreciate will be sold with no forward chain so a quick sale would be possible
- Ideal home for a professional couple looking to amenities or a young family looking to benefit from sought after local schools
- No forward chain / quick sale possible / EPC rating D / Council Tax banding C
- Minutes walk from the City Centre with all its amenities including regular bus and rail services to Cambridge and London
- 13ft 5in x 12ft Living room with dual aspect, separate dining room, two bathroom and two toilets
- Easy access to the main A11 and A47 for those commuting to work by road
- A wealth of original features including fireplaces and high ceilings / This could be just the home you are looking for to see your dreams coming true for further details including flood risk, broadband speed and other material information.



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.
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