



GUIDE PRICE

£210,000

Kerrison Road, Norwich, NR1 1JA

Arnolds | Keys



THE PROPERTY

32 Kerrison Road, Norwich, NR1 1JA

NO ONWARD CHAIN A three bedroom terraced house conveniently located within easy access of Norwich City Football Ground, Riverside, the Train Station & City centre.

The property comprises a bay fronted living room, dining room, kitchen and groundfloor bathroom. To the first floor are three bedrooms; two of which are double rooms. The property offers versatile accommodation and an opportunity for improvement, with an enclosed low maintenance rear garden. On road permit parking is available.



With scope for improvement, the property offers and ideal opportunity for first time buyers or investors, conveniently located within walking distance to the City Centre.



THE DETAILS

Property Details

LIVING ROOM

Double glazed bay window to front aspect, timber floor to front entrance, two storage heaters and fireplace, carpet flooring.

DINING ROOM

Double glazed window to rear aspect, understairs cupboard, built in storage cupboard, fireplace and electric storage heater.

KITCHEN

Double glazed window to side aspect, uPVC door to side entrance, vinyl floor, range of fitted units with stainless steel sink and drainer, electric oven with gas hob.

INNER HALLWAY

Vinyl floor, space for washing machine, shelf and a space for a fridge/freezer

BATHROOM

Double glazed window with obscured glass to rear aspect, white suite comprising bath with electric shower over, separate WC and pedestal basin, mirror cabinet and vinyl tile effect floor.

BEDROOM ONE

Double glazed window to front aspect, decorative fireplace, electric panel heater, carpet, built in cupboard.

BEDROOM TWO

Double glazed window to rear aspect, decorative fireplace, electric panel heater, carpet, door to bedroom three.

BEDROOM THREE

Double glazed window to rear aspect, airing cupboard, electric panel heater, carpet.

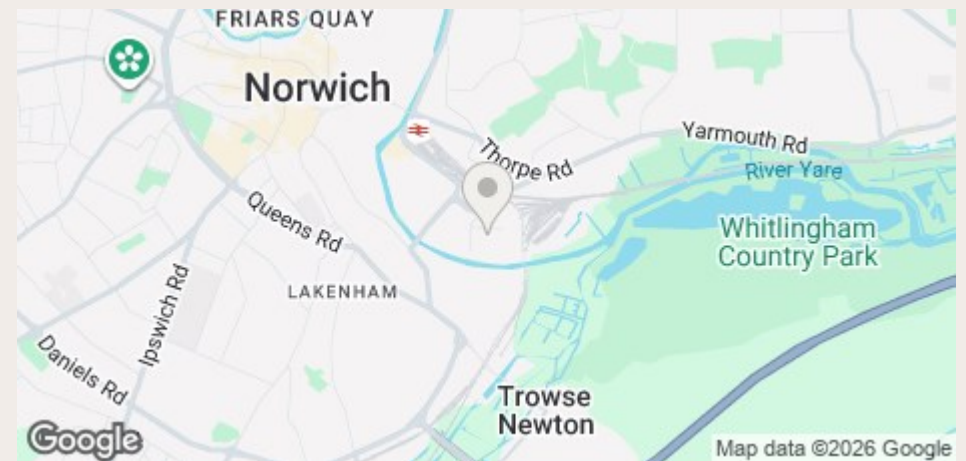
EXTERNAL

To the front the property is enclosed with a low level brick wall and an iron gate, with a tiled pathway leading to the front door and a small shingle area to the front. The rear garden is paved making it ideally low maintenance.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity, water and gas connected.

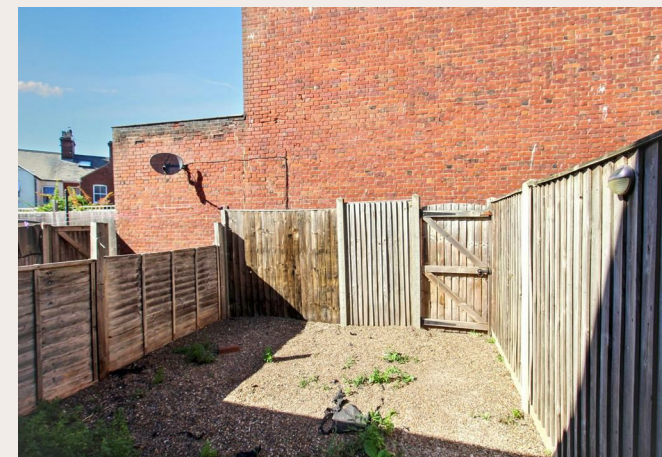


Location

Kerrison Road is situated south-east of Norwich, with a range of local shops, supermarkets, schools and everyday amenities nearby. Norwich city centre is approximately three miles away, offering a wider selection of shopping, dining, leisure and cultural facilities, while the Norfolk & Norwich University Hospital and University of East Anglia are also within easy reach. The area is well served by local bus routes and benefits from convenient access to the A47 and A146, providing good connections to Norwich and the surrounding areas. There are also several parks and green spaces nearby, offering opportunities for walking and recreation.



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 ©2023



Contact Us

25 King Street, Norwich, Norfolk, NR1 1PD

city@arnoldskeys.com

www.arnoldskeys.com

01603 620551

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250