

# Arnolds | Keys



**52 Anchor Street, Norwich, NR3 1NR**

**Guide Price £185,000**

- NO ONWARDS CHAIN
- COURTYARD GARDEN
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- CLOSE TO CITY CENTRE

# 52 Anchor Street, Norwich NR3 1NR

**\*NO ONWARD CHAIN\*** A three bedroom mid terrace home conveniently located close to Norwich City Centre, with a low maintenance courtyard garden this home is perfect for first time buyers or investors.



Council Tax Band: A



## **DESCRIPTION**

Ideally located just North of the City, this three bedroom mid terraced home offers bright accommodation throughout with two reception rooms, kitchen, bathroom and three bedrooms. Whilst the property does require some attention it allows for the ideal opportunity for buyers to really make this home their own, making it perfect for first time buyers or investors. There is on street parking at the property and an enclosed, low maintenance rear garden. This property is also being sold with no onwards chain.

### **LIVING ROOM**

Timber framed door to front entrance, double glazed window to front, electric fireplace with timber surround, carpet, radiator, fitted cupboard, Open to;

### **DINING ROOM**

Double glazed window to rear, carpet, radiator, stairs to first floor with a storage cupboard underneath.

### **KITCHEN**

Double glazed window to side aspect, comprising wall and base units with inset stainless steel sink and drainer, space and plumbing for a washing machine, space for under counter fridge freezer, fitted electric oven with hob and extractor fan over, tiled flooring.

### **REAR LOBBY**

UPVC door to side entrance, built in storage, tiled flooring.

### **BATHROOM**

Double glazed window to rear with obscured glass, a three piece suite comprising bath with electric 'Triton' shower over, wash hand basin, WC, extractor fan.

### **FIRST FLOOR**

#### **BEDROOM ONE**

Double glazed window to front aspect, built in wardrobe, carpet and radiator.

#### **BEDROOM TWO**

Double glazed window to rear, carpet, radiator. Door to;

#### **BEDROOM THREE**

Double glazed window to rear, built in wardrobe, carpet, radiator.

### **EXTERNAL**

To the rear of the property there is an enclosed, low maintenance courtyard garden which is paved. There is rear access to the foot path behind the property.

## **AGENTS NOTES**


This property is Freehold.  
Mains drainage, electricity and water connected.  
Mains gas central heating.  
Council tax band: A



## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 are 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

