

Rosebery Road, Norwich, NR3

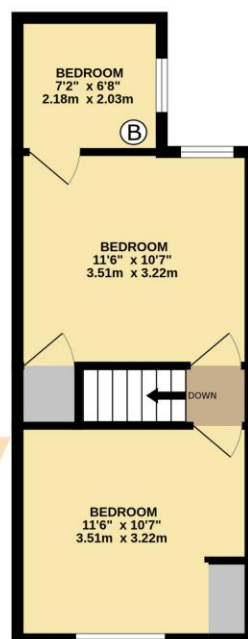
An end of terrace Victorian home in need of full renovation, located on the highly desirable north city Rosebery Road. Offered with no onward chain, this property presents an ideal opportunity for someone to create their dream home and add their own personal touch.

GUIDE £170,000

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



ROOM DIMENSIONS

Living Room 11'6 x 10'7 (3.51m x 3.22m)

Dining Room 11'6 x 10'7 (3.51m x 3.22m)

Kitchen 7'2 x 6'8 (2.18m x 2.02m)

Bathroom 7'2 x 5'4 (2.18m x 1.62m)

Bedroom 11'6 x 10'7 (3.51m x 3.22m)

Bedroom 11'6 x 10'7 (3.51m x 3.22m)

Bedroom 7'2 x 6'8 (2.18m x 2.03m)

FULL EPC AVAILABLE UPON

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

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

BRITISH PROPERTY AWARDS
2023 & 2024
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.