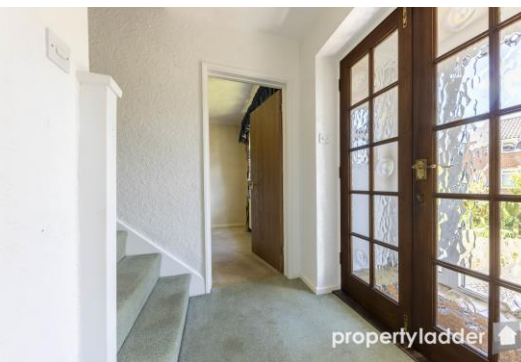


propertyladder



Vancouver Road, Norwich, NR7 9UJ

Extended Three Bedroom End Terrace Home On A Larger-Than-Average Plot!

OIEO **£260,000** freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

BIG PLOT WITH BIGGER POSSIBILITIES!

This extended end-terrace home is set on a larger than average plot, offering generous outdoor space and excellent potential for further development (STPP). In need of modernisation, the property presents a fantastic opportunity to create a family home within easy reach of all amenities.

The accommodation comprises a practical entrance porch, a spacious living room, a separate dining room, and kitchen. A bright and airy conservatory adds an additional entertaining space, then complemented by a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms, a family bathroom, a separate WC, and an additional shower room.



“The rear garden features a spacious patio area, a well-maintained lawn, mature trees, established shrubs, and colourful flower beds, creating a peaceful and private outdoor retreat”



Overview

- Extended End Terrace House
- Larger Than Average Plot
- Three Bedrooms
- 19ft Garage & Driveway
- Two Reception Rooms & Conservatory
- Generous Rear Garden
- Modernisation Required Throughout
- Entrance Porch & Ground Floor WC
- No Onward Chain
- Walking Distance To All Amenities





Location

Heartsease is a well-established residential area located to the east of Norwich, offering a wide range of local amenities and excellent transport links to the city centre. The area boasts a selection of convenient shops, including supermarkets, independent retailers, and takeaways, as well as local schools, nurseries, and healthcare facilities. Residents benefit from easy access to public transport, with regular bus services running into Norwich and surrounding areas. With a strong community feel and a variety of nearby amenities, Heartsease remains a popular choice for families, first-time buyers, and those looking for a well-connected place to live.



Outside

The property occupies a generous plot, boasting a larger garden than most in the area. The rear garden features a spacious patio area, a well-maintained lawn, mature trees, established shrubs, and colourful flower beds, creating a peaceful and private outdoor retreat. A useful outdoor shed provides additional storage. To the front, the home benefits from a well-kept garden and a brick weave driveway leading to a 19ft long garage, ideal for secure parking or storage. In addition, a second driveway situated next to the garage offers further off-road parking!

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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.
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FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: B

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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