

FREEHOLD



House - Semi-Detached

**ANGEL ROAD  
NORWICH  
NR3 3HR**

Price Guide  
**£260,000**

#### FEATURES

- NO CHAIN
- SEMI DETACHED
- THREE BEDROOMS
- GENEROUS GARDEN
- TWO SHOWER ROOMS
- SITTING ROOM
- DINING ROOM
- GARAGE



# 3 Bedroom House - Semi-Detached located in Norwich

Walking distance of the City centre makes this home stand out from the crowd in its price range. Owned by the same family for many years this home is ready for the next family to take over. Porch and entrance hall, generous sized sitting room and separate dining room, garden room, kitchen and downstairs shower room. Upstairs all bedrooms and a wet room. The outside is well laid out with resin driveway to the right with access to the garage, pathway and garden. Gate through to the mature rear garden which is mainly laid to lawn with mature borders and sheds. Overall a perfect property in a great spot with heaps of potential for you to make it your dream home. No chain so don't delay in booking your viewing.

## Entrance Hall

Entrance door leading to entrance hall.

## Entrance Hall

Stairs to the first floor, understairs cupboard, doors to sitting room, dining room and the kitchen.

## Sitting Room

Double glazed doors out to the garden, radiator.

## Dining Room

Double glazed window to the front, radiator.

## Kitchen

Double glazed window to the side, range of units, space for appliances and sink unit. Opening to rear lobby.

## Rear Lobby

Door to the rear garden.

## Landing

Window to the side, doors to bedrooms and the shower room.

## Bedroom 1

Double glazed window and radiator. Wardrobes.

## Bedroom 2

Double glazed window and radiator and radiator.

## Bedroom 3

Double glazed window .

## Wet Room

Double glazed window to the front. Wash hand basin, wc and open shower. Radiator.

## Outside.

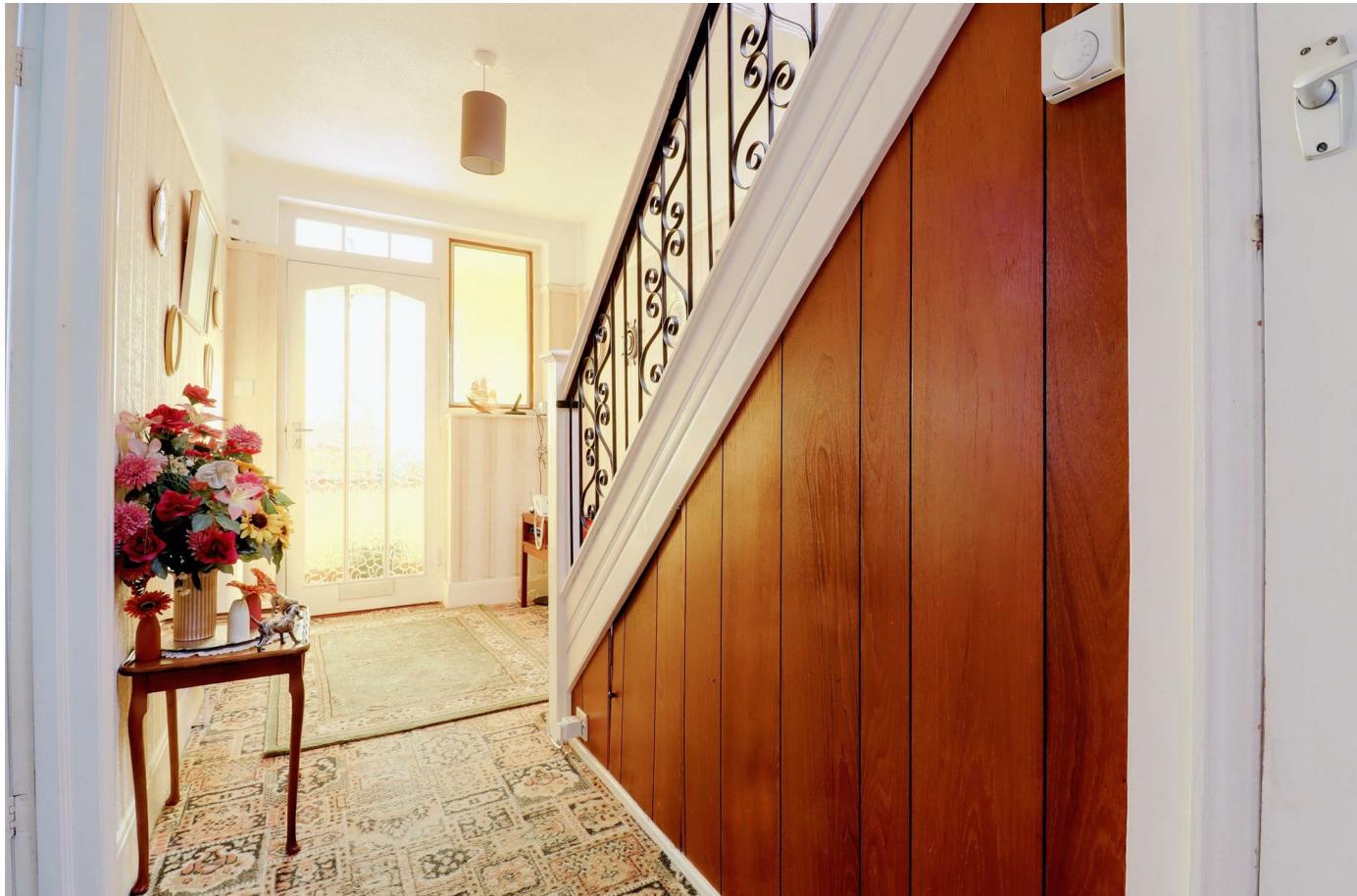
To the front of the property there is a walled garden, lawned with mature flower border. Driveway to the side leading to non standard construction garage, Side gate to the rear garden. The rear garden is lawned with mature borders. Two sheds to remain. Non standard construction detached garage.



NORWICH SALES | UNIT 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD



NORWICH SALES | UNIT 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD



NORWICH SALES | UNIT 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD

Call us on  
01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
<https://www.thinkproperty.ltd/>

Council Tax Band

C



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(33-54)	E		
(21-36)	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 particulars, they are for guidance purposes only. All measurements are approximate and 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.

