

FREEHOLD



Cottage

88 BULL CLOSE ROAD, NORWICH, NR3 1NQ

Price Guide

£190,000

FEATURES

- Open Plan Living
- Terrace House
- Fully Modernised Throughout
- Courtyard Garden
- One Bedroom
- NR3 Location
- Perfect Starter Home



1 Bedroom Cottage located in Norwich

Guide Price £190,000- £200,000 Located Bull Close Road in the vibrant city of Norwich, this charming one-bedroom terraced house presents a unique opportunity for those seeking a modern yet characterful home. Fully modernised throughout, the property boasts an inviting open plan lounge and kitchen area, complete with a delightful period fireplace that adds a touch of warmth and charm to the space. The fitted kitchen appliances ensure convenience for everyday living.

On the ground floor, you will find a stylish bathroom that has been thoughtfully designed to provide both comfort and functionality. Ascending to the first floor, the double bedroom offers a peaceful retreat, perfect for relaxation after a long day.

The property features a quaint courtyard at the front, enhancing its curb appeal, while the low maintenance paved garden at the rear provides an ideal space for outdoor enjoyment without the hassle of extensive upkeep.

With no onward chain, this home is ready for you to move in and make it your own. Its prime location places you within close proximity to Tombland and the bustling Norwich city centre, where you can enjoy a variety of shops, restaurants, and cultural attractions. This terraced house is perfect for first-time buyers, professionals, or anyone looking to downsize in a desirable area. Don't miss the chance to view this delightful property.

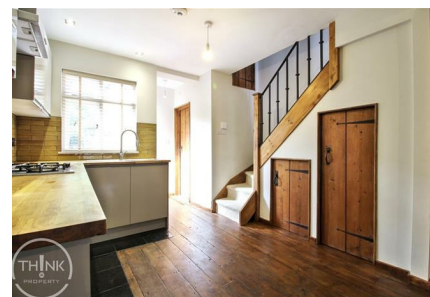
Open Plan Lounge/Kitchen

20'6" x 11'4" max

Wood flooring, period fireplace, Victorian style radiator x2, range of fitted base and wall units with rolled edge work surfaces, integrated oven, gas hob and extractor, integrated dishwasher, under stairs cupboards housing washing machine and fridge freezer, double glazed window to front and rear, stairs to first floor, door to bathroom, door to garden, stairs to first floor.

Bathroom

Tiled flooring, tiled walls, panelled bath with raindrop effect shower, vanity sink unit with storage, low level W/C, heated towel rail, double glazed window to rear, extractor fan.





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Bedroom

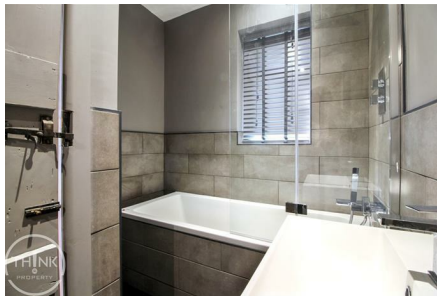
13'6" x 11'3"

Wood flooring, period fireplace, Victorian style radiator, eaves storage x2, double glazed window to front, access to loft.

Rear Garden

Low maintenance, paved courtyard garden.

Paved front garden with picket fence and a range of plants and shrubs.



GROUND FLOOR

1ST FLOOR



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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Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(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 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.

