

Stacy Road, Norwich  
OIEO £250,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Beautifully Presented Victorian Terrace
- Two Well Proportioned Bedrooms
- First Floor En-Suite Bathroom
- Spacious Sitting Room With Fireplace
- Dining Room With Fireplace
- Ground Floor Bathroom
- Modern Kitchen
- Private, Low Maintenance Courtyard Garden
- Ideal First Time Purchase Close To Amenities
- EPC Rating D / Council Tax Band A

## Description

A beautifully presented Victorian terraced home, ideally positioned just north of Norwich city centre.

Tastefully modernised throughout, this charming property is perfect for first-time buyers and enjoys a superb location close to local amenities.

The accommodation begins with a well-proportioned sitting room featuring a traditional fireplace. An open doorway leads seamlessly into the dining room, with stairs rising to the first floor. The dining room is generously sized and benefits from a further feature fireplace and useful under-stairs storage, with an opening through to the kitchen. The kitchen is fitted with a modern range of wall and base units with worktops over, an inset ceramic sink, a Bosch oven with hob above, and space for a fridge/freezer. A rear lobby provides additional storage, housing the boiler, and gives access to the ground floor bathroom and the rear garden. The bathroom is fitted with a contemporary three-piece suite comprising a panelled bath with shower over, low-level WC, and a hand wash basin with vanity unit beneath.

To the first floor, the landing provides access to two well-proportioned double bedrooms and an en-suite bathroom. Both bedrooms are good sizes, with the second bedroom benefiting from a built-in storage cupboard. The principal bedroom is particularly well presented and enjoys access to a modern three-piece en-suite.

## Outside

Externally, the property offers a private, low-maintenance courtyard garden to the rear, enclosed by timber fencing with gated rear access. To the front, there is a further enclosed garden with a tiled pathway leading to the entrance door and a useful timber storage cupboard.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
 Council Tax A

## Tenure

Freehold

## Directions

From Magdalen Road, turn into Stacy Road where the property can be found indicated by our For Sale Board.

