



17 Grant Street, Norwich

£250,000 Freehold



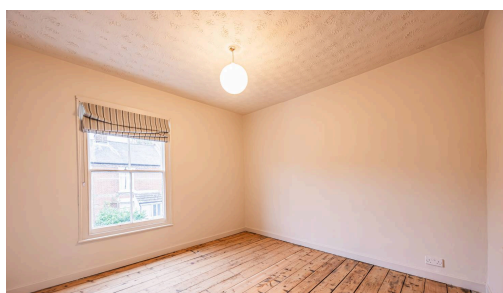
websters.

Introducing a light and modernised Victorian terrace, this property boasts two double bedrooms and two bathrooms, ensuring ample space for comfort and convenience. The newly installed kitchen provides a contemporary touch, perfectly complementing the traditional charm of the home. A generous rear garden offers opportunities for outdoor enjoyment and relaxation.

This residence, featuring no onward chain, presents a hassle-free transition for prospective buyers seeking immediate occupancy. Situated close to Norwich City Centre, residents can easily access the vibrant amenities and attractions the area has to offer. Indoors, two spacious reception rooms provide versatile spaces for both entertaining guests and unwinding after a long day.



- Light And Modernised Victorian Terrace
- Two Double Bedrooms
- Two Bathrooms
- Newly Installed Kitchen
- Generous Rear Garden
- No Onward Chain
- Close To Norwich City Centre
- Two Spacious Reception Rooms



Porch

Part obscure glazed front door, frosted sealed unit window to the side aspect and glazed door to sitting room.

Sitting Room

11' 9" x 11' 9" (3.59m x 3.57m)

Sash window to the front aspect, feature fireplace with tiled hearth and iron inset, stripped wooden flooring and a radiator.

Dining Room

10' 1" x 11' 6" (3.07m x 3.50m)

Under stairs storage cupboard, fireplace recess with stone hearth, laminate flooring, sash window to the rear aspect and a radiator.

Kitchen

8' 11" x 6' 0" (2.72m x 1.84m)

newly installed kitchen comprising a range of wall and base units with solid wooden work tops, free standing gas cooker with extractor fan over, inset stainless steel sink with mixer tap and drainer, tiled splash back, wall mounted gas boiler, tiled flooring, part obscure glazed door to the rear garden, casement window to the side aspect, integrated fridge and slim line dish washer.

Bathroom

5' 10" x 5' 10" (1.77m x 1.78m)

Corner shower with splash back and double sliding doors, low set WC, free standing washing machine, hand wash basin set to vanity with splash back, obscure casement window to the side aspect, tiled flooring and heated towel rail.

Bedroom One

10' 1" x 11' 6" (3.08m x 3.50m)

Double bedroom with a sash window to the front aspect, built in storage cupboard, stripped wooden flooring and a radiator. Door to ensuite.

Ensuite

9' 0" x 6' 2" (2.75m x 1.87m)

Tiled panel bath with shower attachment and tiled backing, low set WC, pedestal hand wash basin with tiled splash back, radiator, stripped and painted wooden flooring and a casement window to the rear aspect.

Bedroom Two

11' 9" x 11' 9" (3.58m x 3.58m)

Double bedroom with a sash window to the front aspect, stripped wooden flooring and a radiator.

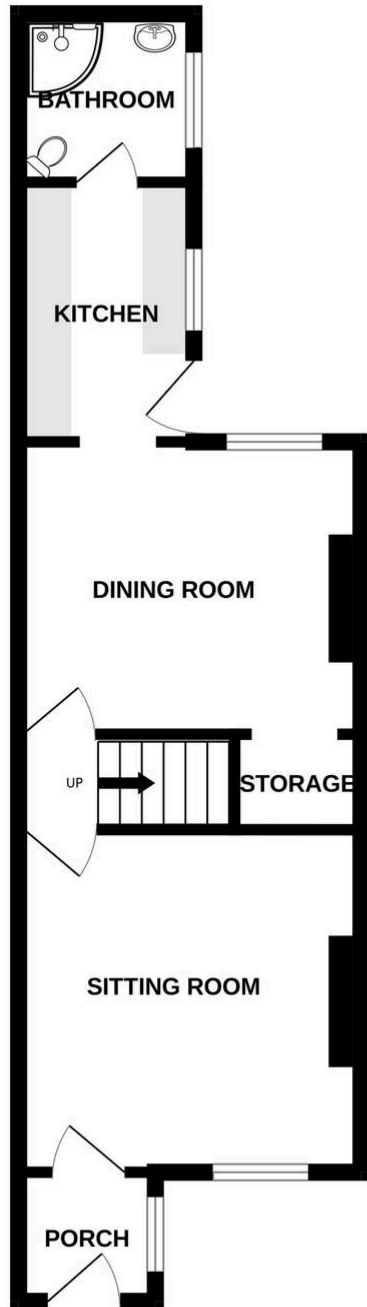
Council Tax band: B

Tenure: Freehold

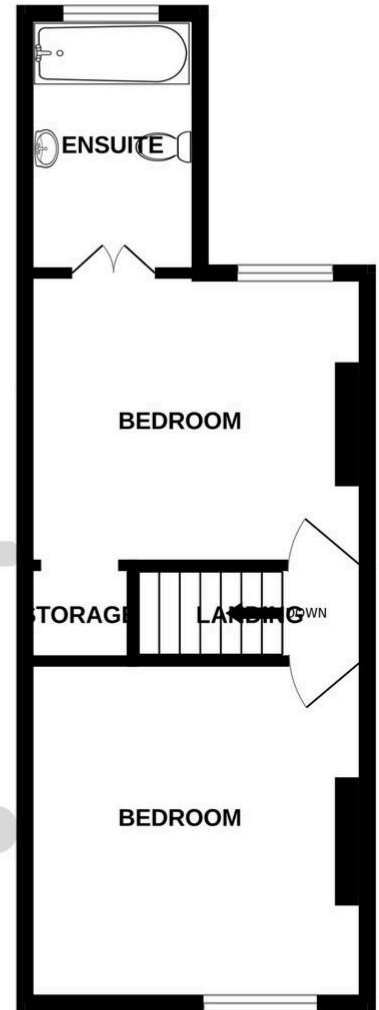
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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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