



47 Florence Road, Norwich

£245,000 Freehold



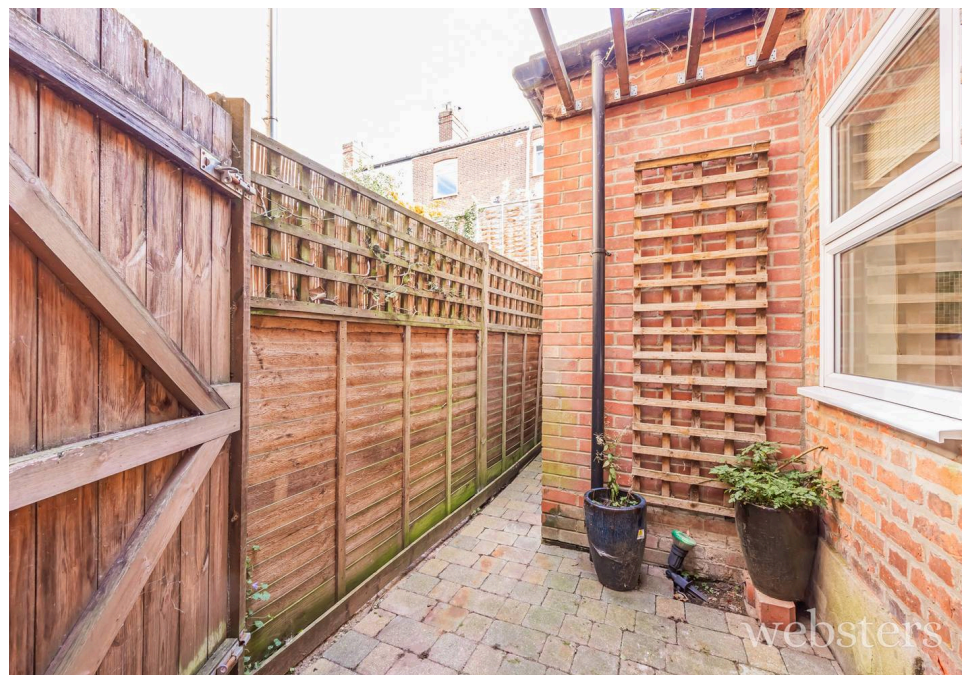
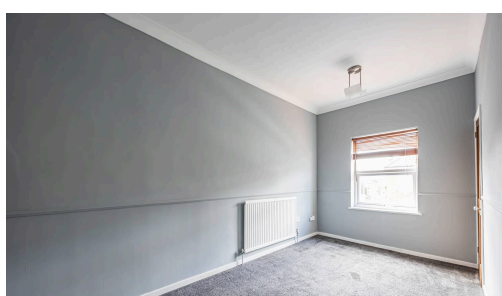
websters.

Introducing a splendid offering: a spacious end-of-terrace Victorian home boasting two double bedrooms, a family bathroom, a small courtyard, and an ensuite shower room. This residence features a generously sized kitchen and a delightful open plan sitting/dining room, perfect for hosting guests or relaxing. Located conveniently close to the city centre and train station, this property ensures easy access to key amenities and transportation hubs.

Well presented and thoughtfully designed, this home is ideal for those seeking both comfort and style. The absence of an onward chain further streamlines the purchasing process, providing a hassle-free experience for the discerning buyer. Do not miss this opportunity to own a charming piece of history with modern conveniences intertwined seamlessly. Turn the key to your future in this characterful abode.



- Spacious End Of Terrace Victorian Home
- Two Double Bedrooms
- Spacious Kitchen
- Family Bathroom
- Small Courtyard
- Open Plan Sitting / Dining Room
- Close To City Centre and Train Station
- Ensuite Shower Room
- No Onward Chain



Porch

Obscure glazed front door, tiled flooring and door to sitting / dining room.

Sitting / Dining Room

27' 8" x 11' 1" (8.44m x 3.37m)

Open plan space with uPVC double glazed window to the front aspect, uPVC double glazed door to rear courtyard, coving, two radiators, floor laid to carpet and carpeted stairs to the first floor.

Kitchen

13' 7" x 9' 3" (4.14m x 2.83m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven with ceramic hot plate and extractor fan over, space for fridge - freezer, radiator, LVT flooring, two uPVC double glazed windows to the side aspect, inset one and a half bowl stainless steel sink with mixer tap and drainer, tiled splash back, coving.

Bathroom

6' 1" x 7' 9" (1.86m x 2.37m)

Panel bath with shower over and tiled backing, low set WC, space and plumbing for washing machine, pedestal hand wash basin with tiled splash back, LVT flooring, heated towel rail, obscure uPVC double glazed window to the side aspect, extractor fan and coving.

Bedroom One

10' 1" x 14' 8" (3.07m x 4.47m)

Larger than average double bedroom with uPVC double glazed window to the rear aspect, floor laid to carpet, coving and a radiator. Door to ensuite.

Ensuite

7' 10" x 6' 3" (2.40m x 1.91m)

Enclosed shower with tiled backing and folding door, low set WC, pedestal hand wash basin with tiled splash back, LVT flooring, obscure uPVC double glazed window to the side aspect, coving, extractor fan, heated towel rail and an airing cupboard housing the gas boiler.

Bedroom Two

14' 1" x 7' 7" (4.28m x 2.31m)

Double bedroom with a uPVC double glazed window to the front aspect, coving, radiator and large built in storage cupboard.

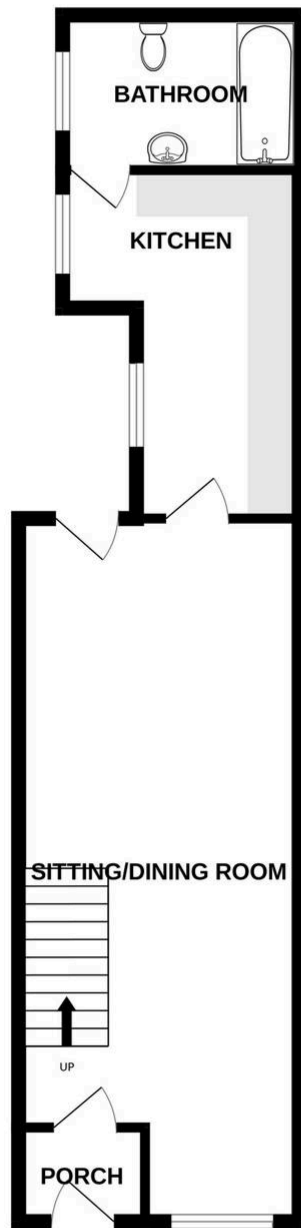
Council Tax band: A

Tenure: Freehold

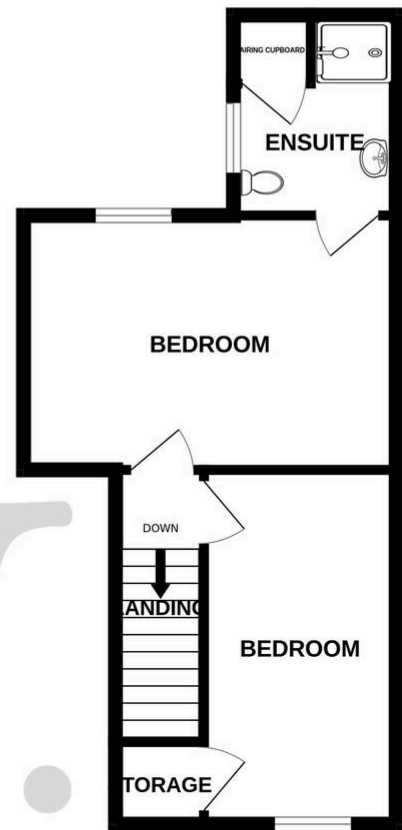
EPC Energy Efficiency Rating: D

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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