



## 15 Berners Street, Norwich

Guide Price £200,000 - £210,000



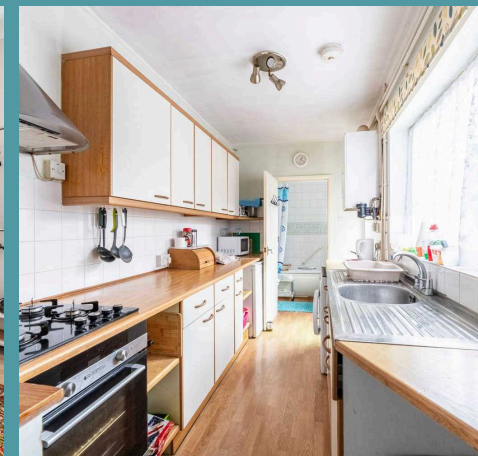
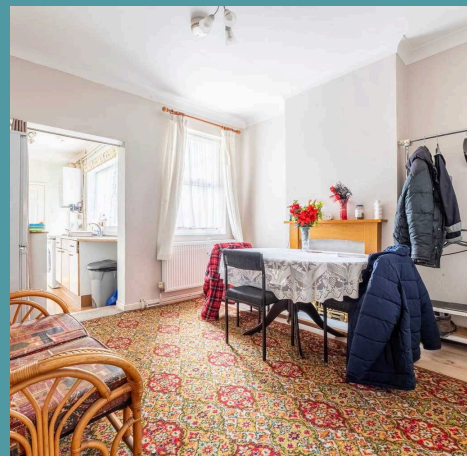
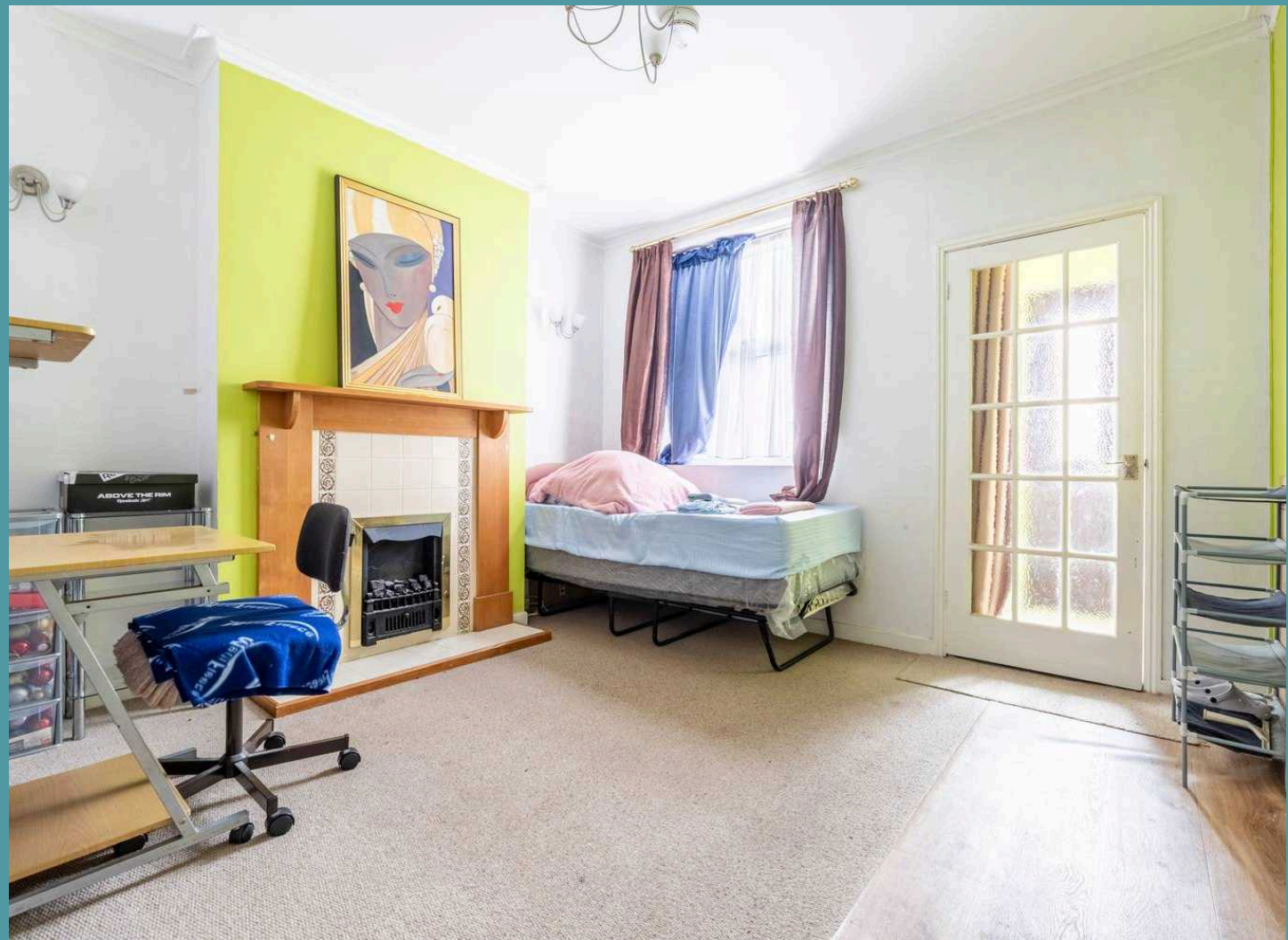
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Norwich

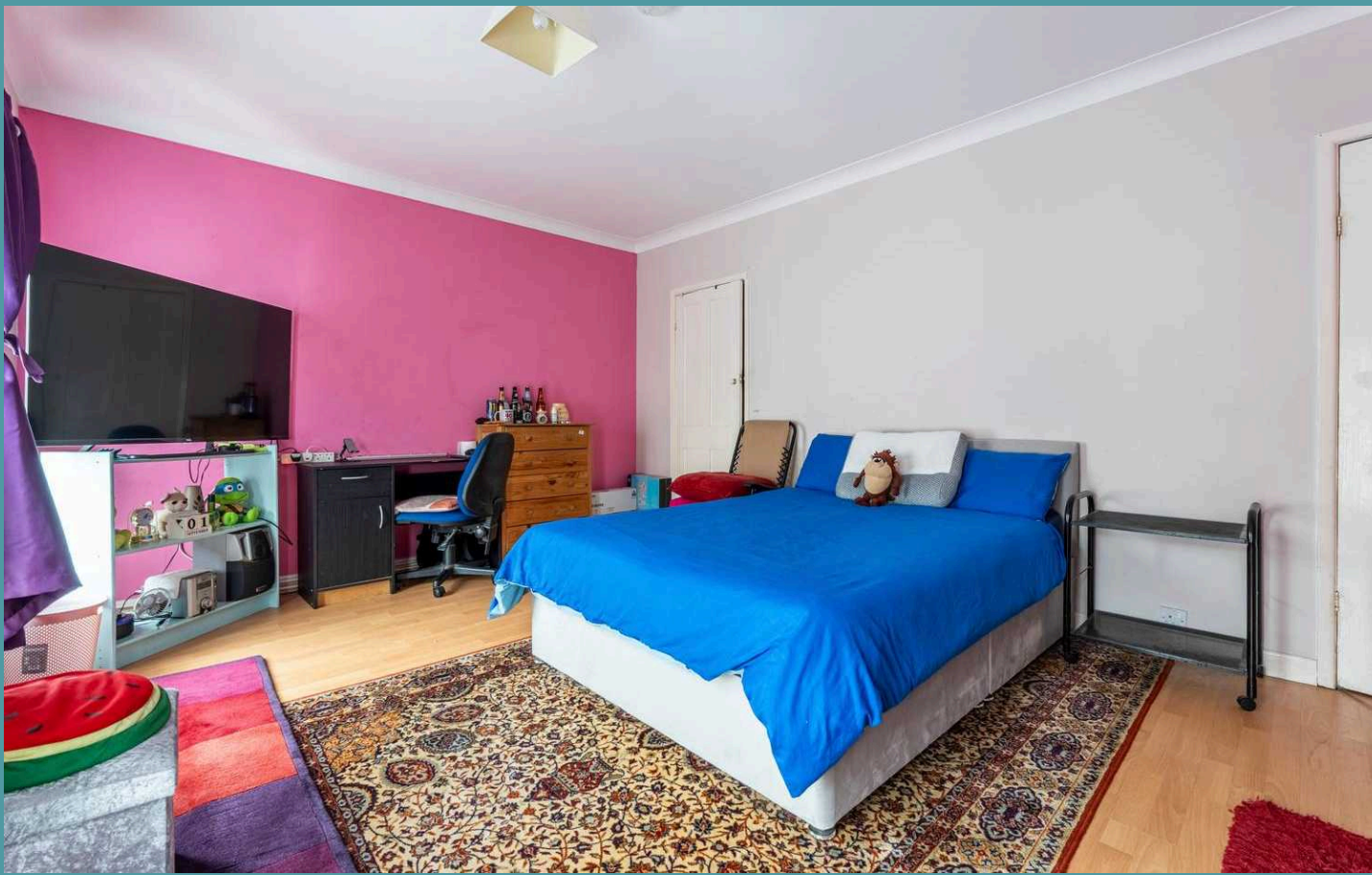
This charming two bedroom terraced house presents a fantastic opportunity for first-time buyers or investors looking to expand their property portfolio. It offers a blend of modern comforts and traditional charm, providing a warm and inviting ambience to call home. Located a short distance away from the city centre, it is within close proximity to a wide range of amenities. Don't miss the chance to acquire this home and experience all it has to offer.

## LOCATION

Norwich NR3 is positioned North-West of Norwich city centre. This area is characterized by a blend of residential neighbourhoods, local amenities, and parks. It includes parts of the city centre and extends to suburbs like Heigham Grove and areas surrounding the iconic Norwich Cathedral, which is located to the south of NR3. The area is well-served by public transport, with bus routes connecting it to the rest of the city. The NR3 district is also close to the River Wensum and is known for its proximity to shopping areas, schools, and recreational facilities.







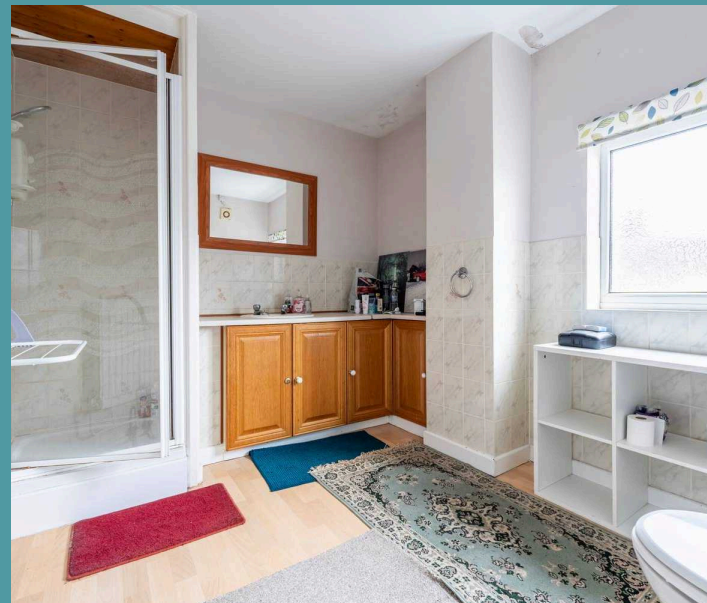
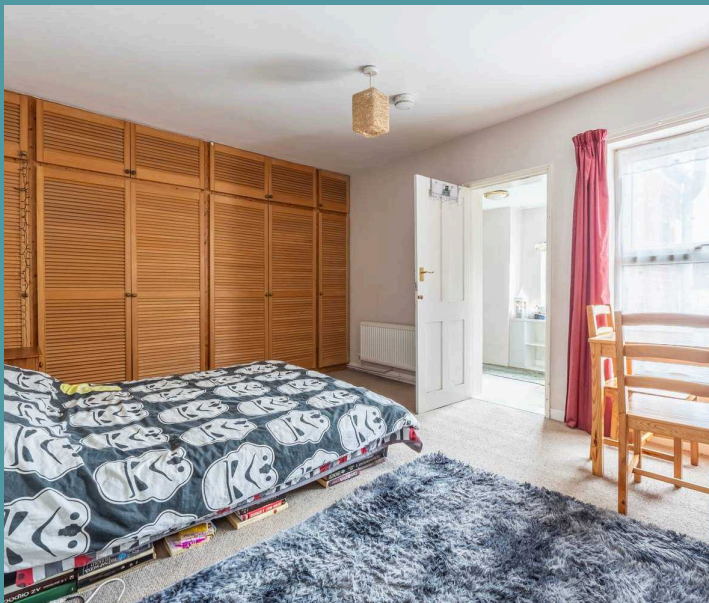
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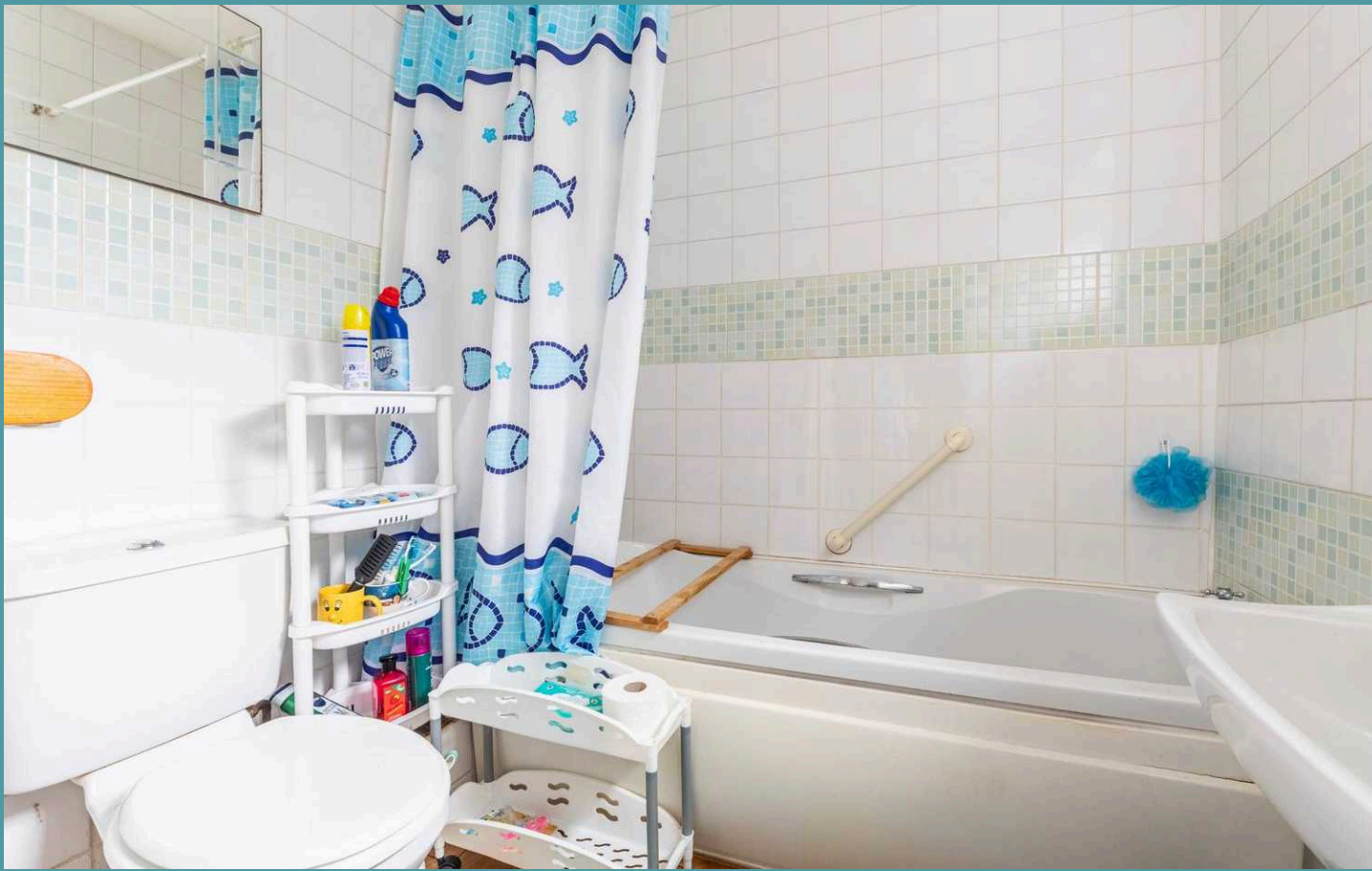
Upon entering, you are greeted by two welcoming reception rooms that exude a sense of homely comfort. Ideal for entertaining guests or simply unwinding after a long day, these spaces offer versatility and ensure ample room for both relaxation and social gatherings. The kitchen is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation. The ground floor is completed with a bathroom, ensuring comfort and convenience.

Ascend to the first floor where you will encounter two double bedrooms, each thoughtfully designed to offer relaxation and privacy. A shower room completes the upper floor, accommodating all residents in the household.

Outside, you'll discover a low maintenance courtyard that is predominately patio, suitable for your seating arrangements during the summer months. There is ample amount of space for a wooden storage shed or summerhouse, depending on your own requirements. It is fully enclosed so you can enjoy in seclusion. For those with vehicles, on-road parking is readily available, ensuring convenience for residents and visitors alike.







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### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: B

- Charming terrace residence in the city of Norwich
- Perfect first home or investment purchase
- Two welcoming reception rooms
- Fitted kitchen to be able to cook your favourite meals
- Two double bedrooms, a shower room & a bathroom
- Low maintenance courtyard that is fully enclosed for privacy
- On-road parking available
- Short distance to the city centre, offering a wide range of amenities

