



## 8 Kirkpatrick Road, Norwich

£220,000 Freehold

Offered with no onward chain and ideal for first-time buyers, this three-bedroom home on Kirkpatrick Road, Norwich, offers an exciting opportunity to create your perfect living space. With ample potential for modernisation. The spacious kitchen, dual-aspect sitting room, and three well-proportioned bedrooms provide great living space, while the low-maintenance garden ensures easy outdoor enjoyment. Its central location in the popular NR3 area, close to local amenities and with excellent transport links to the city centre, makes it an even more desirable option. Offering both comfort and potential, this home is a must-see for those looking to invest in a property they can truly personalise.

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### The Location

Kirkpatrick Road, Norwich, NR3 is ideally situated in the upper Hellesdon area, offering the perfect balance. The property is within close proximity to a range of amenities, including a Lidl supermarket, making everyday shopping both quick and easy.



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Fitness enthusiasts will appreciate the nearby gyms, providing plenty of options for staying active. Just a short distance from Waterloo and the vibrant heart of Norwich, residents can enjoy excellent transport links, ensuring swift access to the city centre.

Whether you're looking to explore Norwich's rich history or take advantage of its bustling shops, restaurants, and cultural offerings, this location provides the perfect base for modern living.

### **Kirkpatrick Road**

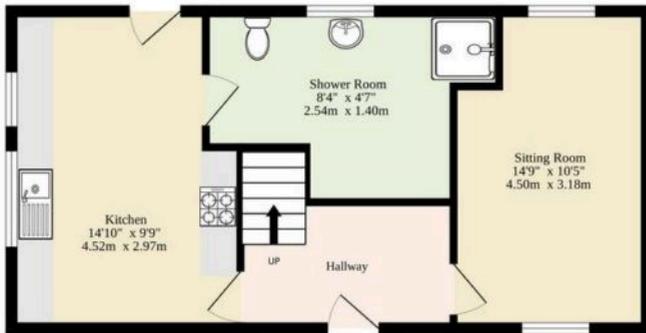
This charming three-bedroom home located in the popular NR3 area of Norwich presents an exciting opportunity for first-time buyers looking to make their mark. The property is ideally positioned, offering easy access to the city centre while maintaining a comfortable, residential feel.

A fantastic choice for anyone seeking a home to put their own stamp on, this property provides plenty of scope for modernisation and improvement, making it an ideal blank canvas.

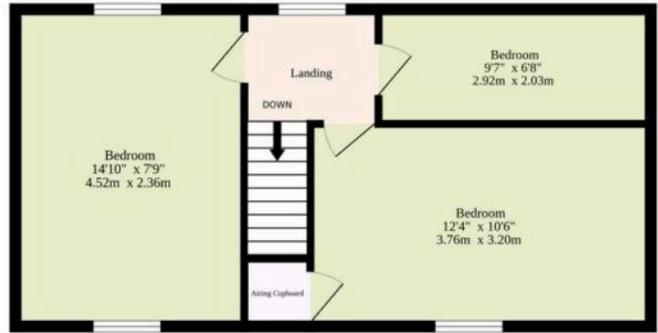
The spacious kitchen offers ample storage and plenty of room to create your own cooking space. This room can be transformed to suit your needs. Additionally, the ground floor shower room is conveniently located, providing practical and accessible facilities for all members of the household.



**Ground Floor**  
345 sq.ft. (32.1 sq.m.) approx.



**1st Floor**  
342 sq.ft. (31.8 sq.m.) approx.



**TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.**

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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