



50 Lion Wood Road, Norwich

Minors & Brady



50 Lion Wood Road

Norwich

Packed with potential and offered with no onward chain, this well-maintained terrace home is ready for its next chapter. Set within a convenient Norwich location, the property offers two well-proportioned bedrooms, a spacious lounge and a generous kitchen/dining room opening onto the rear garden. The home has benefited from a range of improvements over the years, including a replacement kitchen, combi boiler and updated electrical works. Outside, the sizeable rear garden provides excellent potential for keen gardeners and those looking to create an attractive outdoor retreat. While some buyers may wish to undertake cosmetic improvements, the property is perfectly comfortable and functional as it stands. An excellent opportunity for first-time buyers, investors or those seeking a home with scope to add their own personal touch.

- Well-presented two-bedroom terrace home
- Spacious lounge ideal for everyday living
- Generous kitchen/dining room to the rear
- Modern fitted kitchen installed in 2015
- Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Please note: Some images may have been digitally enhanced or virtually staged for marketing purposes. Furniture, décor and layouts shown may not represent the current condition of the property and are intended for illustrative purposes only.

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Lion Wood Road, Norwich

This attractive two-bedroom mid-terrace home offers well-proportioned accommodation, a generous rear garden and a convenient location within Norwich. Originally built between 1920 and 1945, the property has been carefully maintained and improved by the current owner, creating a comfortable home that is ready to enjoy whilst still offering scope for a purchaser to personalise and update to their own tastes over time.

The accommodation begins with a useful entrance porch leading into the hallway, which in turn provides access to a spacious lounge. Offering excellent space for both relaxation and entertaining, the lounge enjoys a bright and welcoming feel and incorporates a feature electric fireplace installed in 2017.

To the rear of the property is a good-sized kitchen/dining room extending the full width of the house. Installed in 2015, the kitchen comprises a range of fitted units together with an electric oven, hob, extractor fan, sink and drainer, creating a practical and sociable space for everyday living and dining. The electric oven was subsequently replaced in 2020. Double doors open directly onto the rear garden, allowing plenty of natural light and creating an easy connection between the indoor and outdoor spaces.

The first floor comprises two well-proportioned bedrooms and a family bathroom fitted with a bath and shower over. The property benefits from a bathroom suite that was installed prior to the current ownership, with the electric shower replaced in 2017.



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Over the years, the property has benefited from a range of practical improvements, including a replacement combi boiler installed in 2016 and serviced annually, updated consumer unit works completed in 2022 as part of an EICR inspection, replacement loft insulation, upgraded lighting throughout installed by a qualified electrician, a replacement outside tap, a recently installed solar garden light and a replacement gate serving the enclosed patio area.

Outside, the property enjoys an enclosed patio area together with a large rear garden offering excellent potential for keen gardeners, families and those looking to create their own outdoor space. While the garden would benefit from some attention following a period of limited maintenance, it provides a fantastic blank canvas with established foundations and excellent potential for a purchaser to make their own. A recently installed fence further enhances the garden layout and boundaries.

Further benefits include mains drainage provided by Anglian Water, gas central heating and a convenient location within easy reach of Norwich city centre, local amenities, transport links and schools. The property falls within Council Tax Band B.

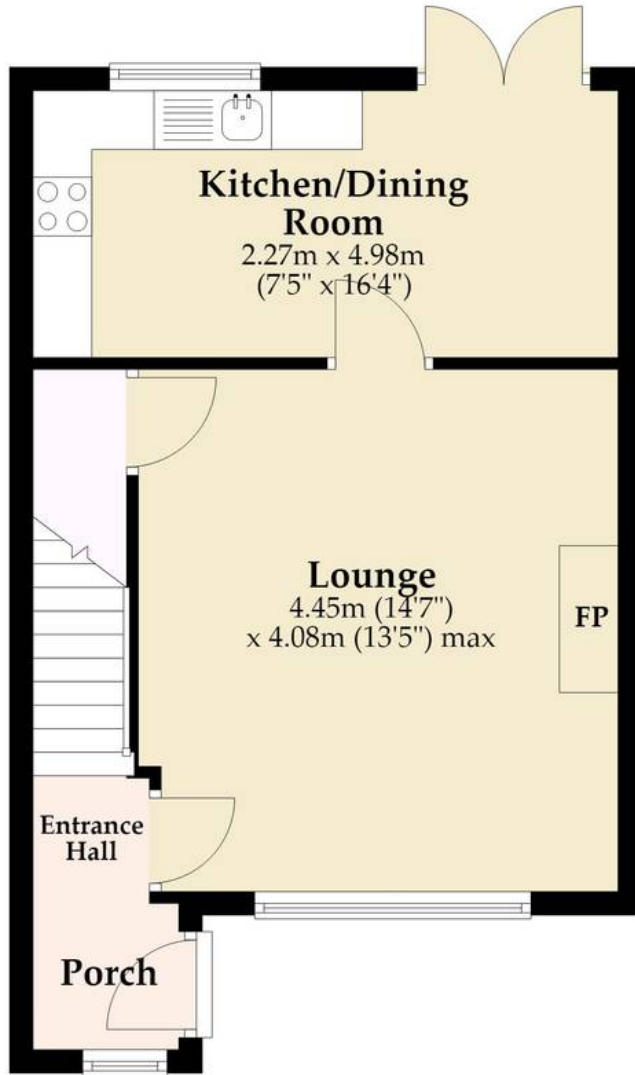
The property is sold subject to a covenant relating to the shared walkway, providing rights of access for maintenance purposes to neighbouring properties where required. Further information is available upon request and full details will be provided during the conveyancing process.



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Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

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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.

Plan produced using PlanUp.

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