



## 4 bed terraced house to buy in

Angel Road, Norwich, Norfolk, NR3 3HL

**£210,000** Starting Bid

 x4  x1  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Four-bedroom mid-terrace
- ✓ Two spacious reception rooms
- ✓ Fitted galley kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A fantastic opportunity to acquire this spacious four-bedroom mid-terrace property, ideally situated on the popular Angel Road in Norwich. Offering generous accommodation across two floors and excellent potential for further improvement, this property is perfectly suited to investors, developers or owner-occupiers looking to create a superb family home.

The ground floor comprises an inviting entrance hall leading to a bright bay-fronted living room, a separate dining room, a fitted galley-style kitchen and a useful rear lobby providing access to the rear garden. To the first floor are four well-proportioned bedrooms together with a family bathroom.

Externally, the property benefits from a low-maintenance enclosed rear garden, providing a private outdoor space with excellent potential for landscaping or further enhancement.

Angel Road is a well-established residential location, conveniently positioned within easy reach of Norwich city centre, local shops, supermarkets, schools and regular public transport links. Norwich Railway Station and the Northern Distributor Road are also easily accessible, making the property well placed for commuters and families alike. The area is undergoing significant regeneration, with the multi-million-pound Anglia Square redevelopment set to transform this part of the city through the delivery of new homes, retail, leisure facilities and public spaces. As a result, the location is increasingly regarded as one of Norwich's most up-and-coming areas, making this an exciting opportunity for both homeowners and investors looking to benefit from future growth.

The property offers an excellent opportunity to modernise and add value, whilst also presenting a strong investment prospect in a sought-after rental location.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £210,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 87                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 67      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Angel Road, Norwich, Norfolk, NR3 3HL

Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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