



Primrose Road | Norwich | Norfolk | NR1 4AS

£250,000

An excellent three-bedroom Victorian terraced house located on this quiet residential road. The property is in good condition throughout and comprises; reception room, dining room, conservatory, kitchen, three bedrooms (2 doubles & 1 small single / box room) family bathroom with shower and a large garden with wonderful West Facing views of Norwich.

Primrose Road is situated within the heart of Thorpe Hamlet located only a short walk from Norwich City Centre, Norwich Train Station, Riverside Complex, offering cinema, bars, shops and restaurants, also providing easy access to the A47 Southern Bypass.

**For Sale**

**Freehold**



Primrose Road | Norwich | Norfolk | NR1 4AS

- Reception Room
- Dining Room
- Conservatory
- Kitchen
- Three Bedrooms (2 doubles & 1 small single / box room)
- Family Bathroom with Shower
- Large Garden with West Facing view of Norwich
- Good Condition
- No Onward Chain

**Tenure:** Freehold  
**Local Authority:** Norwich City Council – Tax Band A



# MARK HILLIER

*Specialising In Residential Sales & Lettings in Norfolk & North Suffolk*

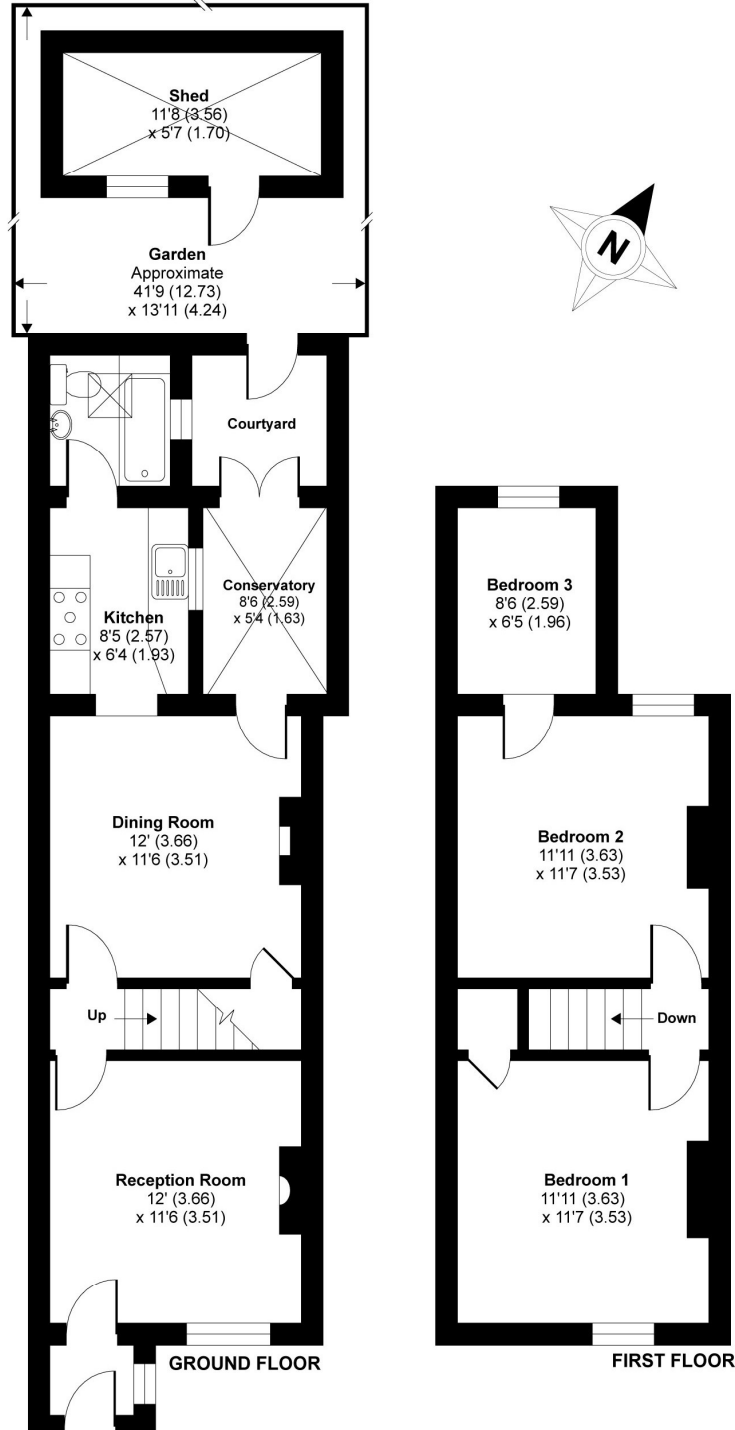


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		65	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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## Primrose Road, Norwich, NR1

APPROX. GROSS INTERNAL FLOOR AREA 875 SQ FT 81 SQ METRES (EXCLUDES SHED & COURTYARD)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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