



123 Rye Avenue, Norwich

Offers in Region of £230,000

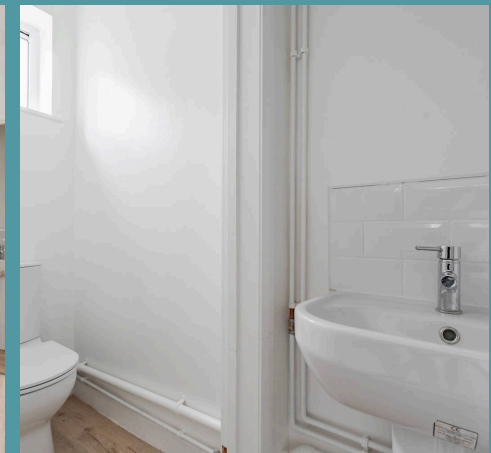
123 Rye Avenue

Norwich

From the potential for expansion (stpp) to the modern interior finishes, this property ticks all the boxes for those looking to embark on a new chapter in Norwich living. This end-terrace house has been renovated throughout, with a brand new kitchen, bathroom and energy efficient solar panels. Its prime location ensures close proximity to local shops, schools, bus routes and Norwich airport. Don't miss out on the chance to make this property your own and experience the best of city living.

Location

Norwich NR3 is a postcode district located in the northern part of Norwich, a historic city in Norfolk. This area encompasses a mix of residential neighbourhoods, local shops, and amenities, offering a blend of city living with a suburban feel. NR3 is home to a variety of housing types, including Victorian terraced houses, modern apartments, and family homes, making it an attractive location for a diverse range of residents. The area is well-connected to Norwich city centre, with easy access to local schools, parks, Norwich hospital and public transport links. Close to the River Wensum, NR3 also benefits from scenic views and proximity to green spaces, providing a peaceful yet vibrant environment for families.



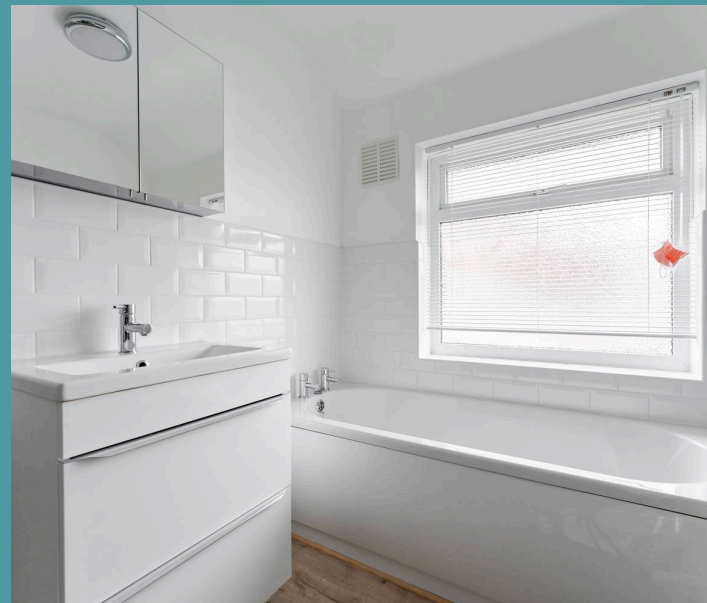


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Step inside where you are greeted by a comfortable sitting room, filled with an abundance of natural light. There is ample amount of space for your furniture, for relaxation and entertaining. The kitchen is well-equipped with newly fitted units and integrated appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation. Complemented by a WC, for extra convenience and ease.

Ascend to the first floor where you will encounter two bedrooms, each thoughtfully designed to offer relaxation and privacy. The second bedroom has the versatility to be a home office, dressing room or guest room, depending on your own requirements. The bathroom is newly fitted with a modern three piece suite, accommodating all residents in the household.



Externally, this property offers a well-maintained garden, providing a wonderful outdoor space for activities and relaxation. Off-road parking adds convenience for residents and guests. Energy efficiency is at the forefront with the inclusion of solar panels, reducing energy bills.



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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.

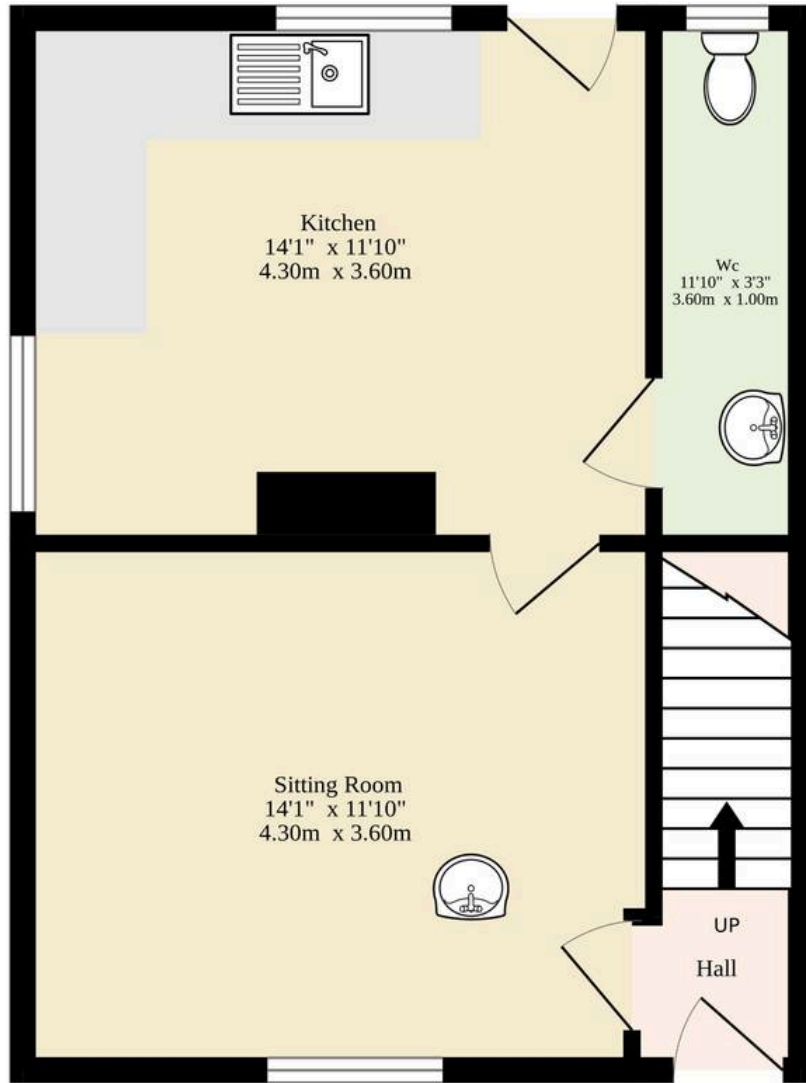
Council Tax Band: A

The contents within this image have been added digitally for illustrative purposes only and do not reflect the current physical state of the property.

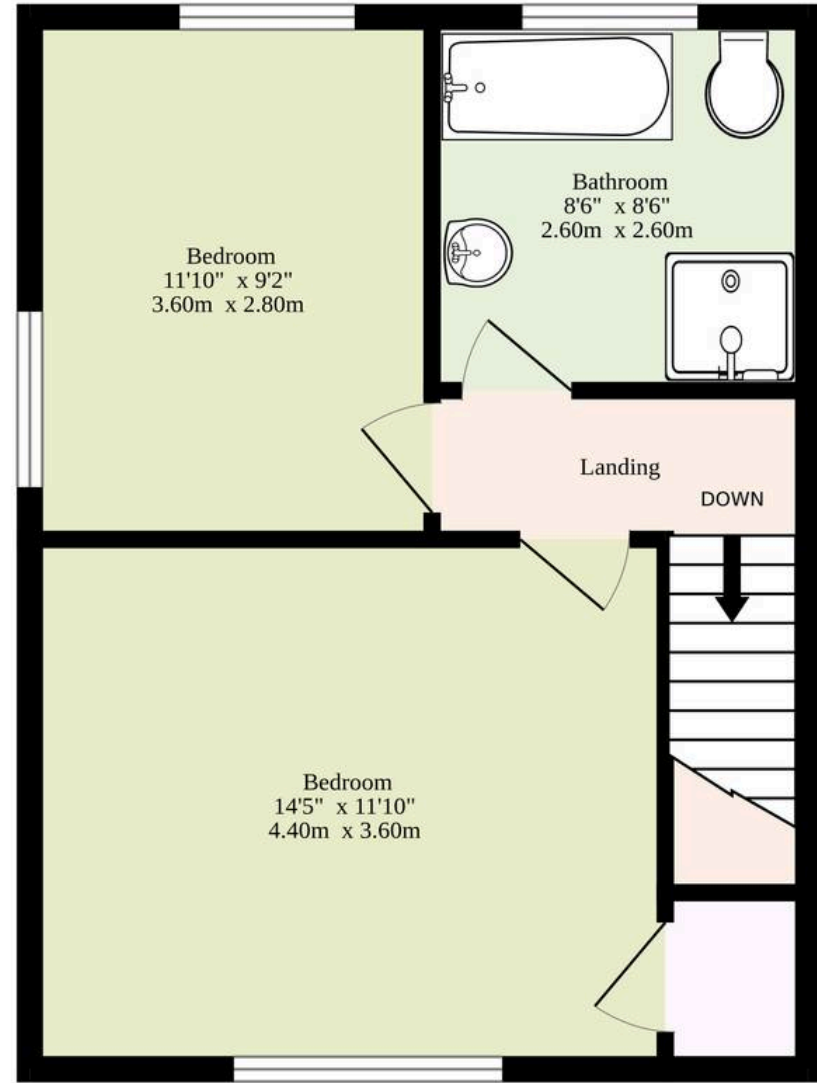
- End-terrace residence in the popular area of Norwich NR3
- Perfect first home or investment purchase
- Potential for an extension (stpp)
- Freshly decorated throughout with modern fixtures and fittings
- Brand new kitchen with integrated appliances
- Comfortable sitting room filled with an abundance of natural light
- Two bedrooms, a newly fitted bathroom and a ground floor WC
- Well-maintained garden and off-road parking
- Energy efficient solar panels
- Close proximity to local shops, schools, bus routes, Norwich airport and the city centre



Ground Floor
379 sq.ft. (35.2 sq.m.) approx.



1st Floor
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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