



73 Old Palace Road, Norwich

£200,000 Freehold

Guide Price: £200,000 - £210,000. This chain-free, hall entrance end-terraced home offers fantastic potential, featuring a non-bisected rear garden, spacious interiors and a versatile attic room. The well-proportioned layout includes two reception rooms, a fitted kitchen, and a ground-floor bathroom, providing a solid foundation for modernisation. Upstairs, two generous bedrooms lead to an additional attic space, perfect for a home office or creative use. With gas central heating, double glazing, and ample outdoor space, this property is an excellent opportunity for buyers looking to add value. Ideal for first-time buyers or investors, this home is ready to be transformed to suit individual needs.

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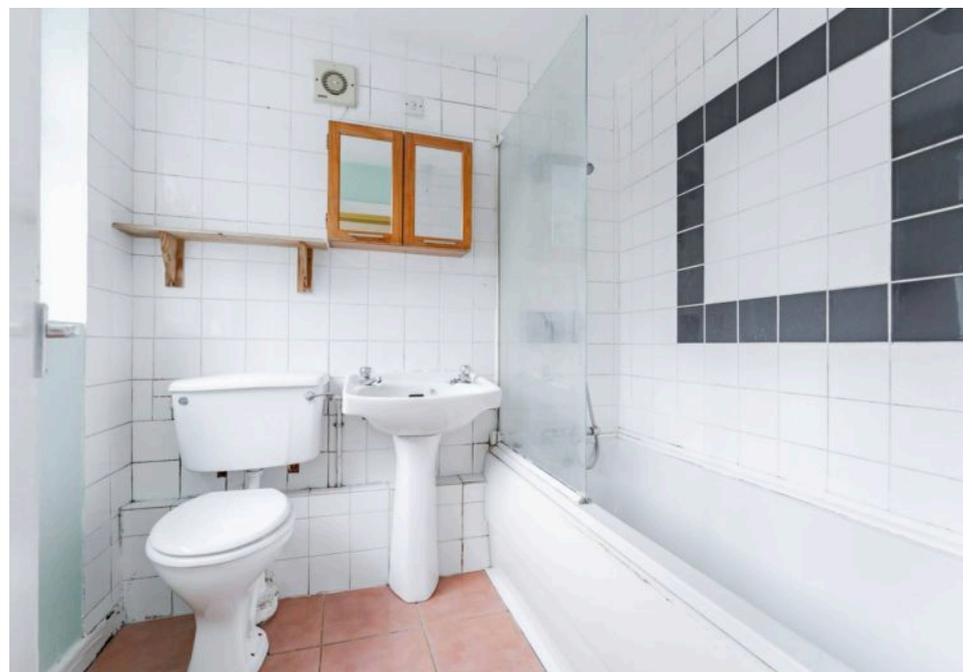


The Location

Ideally located on the edge of Norwich's sought-after Golden Triangle, Old Palace Road, NR2, offers the perfect blend of city living and convenience. Within walking distance of the city centre, residents can enjoy a vibrant lifestyle with easy access to shops, restaurants, and cultural attractions.



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Old Palace Road

This hall entrance end-terraced home is a fantastic opportunity for first-time buyers and investors. Offered chain-free, the property is ready for new owners to make it their own. With spacious interiors, a versatile attic room, and a generous rear garden, this home has plenty of potential.

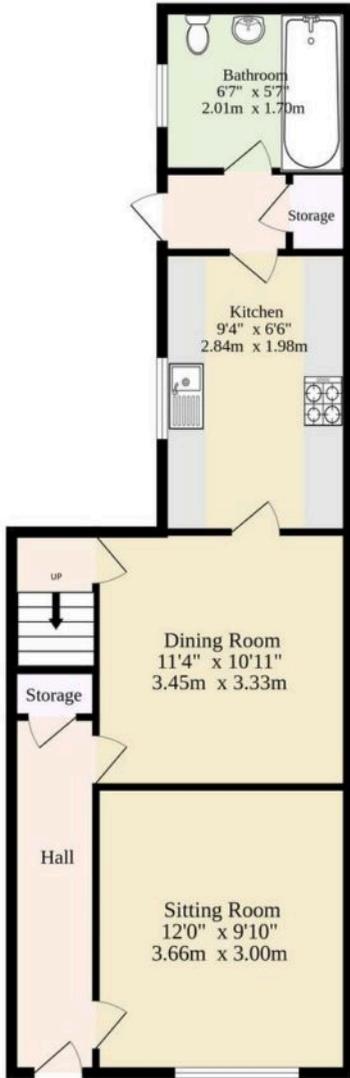
The entrance hall immediately creates a sense of space, setting this property apart from traditional terraces. The ground floor features two well-sized reception rooms, ideal for both relaxation and dining. The kitchen offers ample storage and workspace, leading to a rear lobby with additional storage and access to the bathroom. The bathroom is fitted with a bath, WC, and handwash basin.

Upstairs, there are two generously sized bedrooms, both accessed from the landing. From the second bedroom, a stairwell leads to the versatile attic room, which can be used as a home office, creative space, or additional storage. The flexibility of this extra room adds to the home's overall appeal.

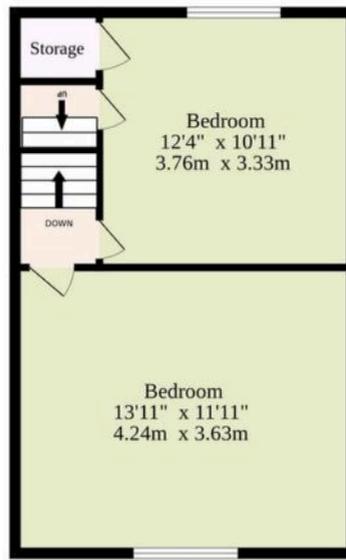
Outside, the property benefits from a good-sized front garden and a large, enclosed rear garden, offering plenty of space for outdoor enjoyment. The non-bisected layout makes it practical and easy to use, whether for entertaining, gardening,



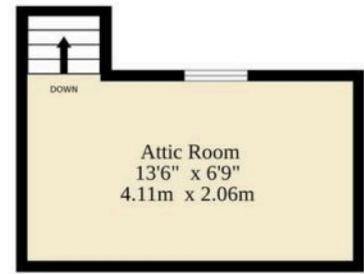
Ground Floor
368 sq.ft. (34.2 sq.m.) approx.



1st Floor
278 sq.ft. (25.8 sq.m.) approx.



2nd Floor
94 sq.ft. (8.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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