

## 68 Waterloo Road, Norwich

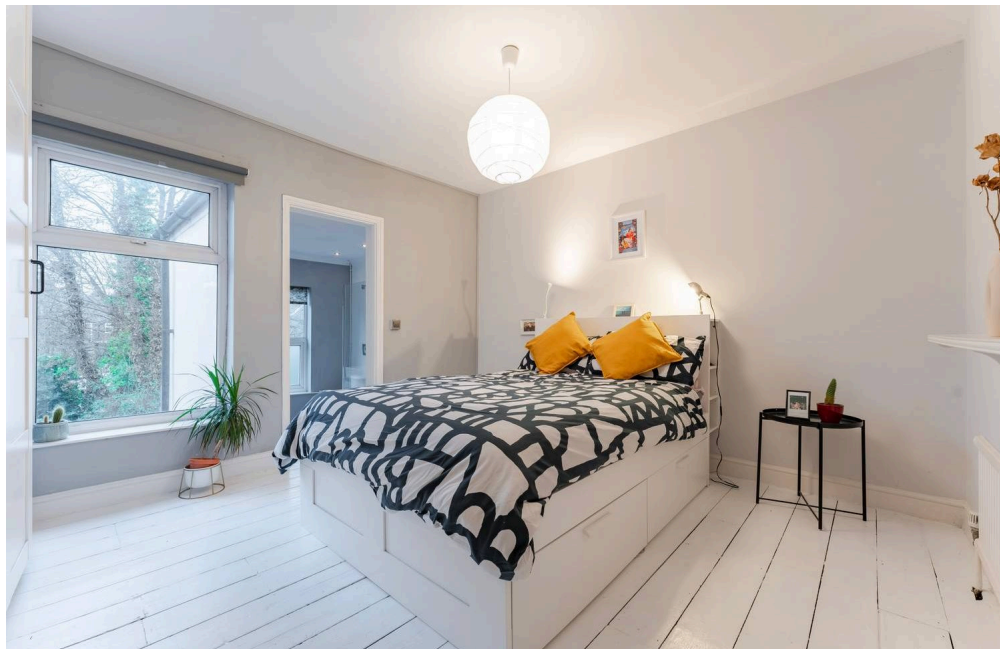
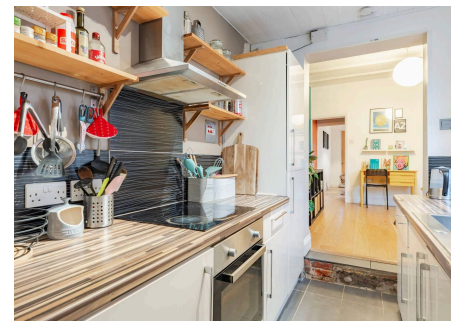
£240,000 - £250,000 Freehold

This well-presented terraced home, located in the desirable NR3 area, offers a fantastic opportunity for first-time buyers or those looking for a lucrative buy-to-let investment. This bright and airy two-bedroom mid-terraced house is a true gem in the market. Conveniently situated within walking distance of local amenities and benefiting from excellent transport links, this property offers a blend of comfort, functionality, and potential for its future owners.



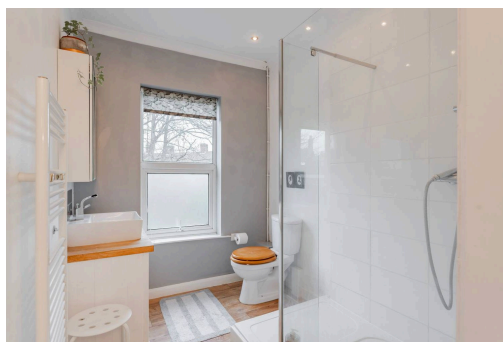
## Location

Located at Waterloo Road, Norwich, this property is perfectly situated in the heart of the vibrant NR3 district, renowned for its unique blend of historic charm and modern convenience. Just a short stroll away, you'll find a range of independent shops, cafes, and popular local pubs, offering a community-focused atmosphere. The property benefits from excellent transport links, with easy access to Norwich city centre and surrounding areas. For outdoor enthusiasts, the scenic Wensum River and nearby green spaces provide the perfect setting for leisure and relaxation. This sought-after location combines the best of urban living with a welcoming neighbourhood feel, making it ideal for families, professionals, or investors.



## Waterloo Road

Upon stepping inside, you are greeted by a welcoming porch leading into the lounge area, boasting a charming feature fireplace that adds character to the space. The flow continues seamlessly into the dining room, which includes convenient under stairs storage and a door opening onto the enclosed rear garden.





The kitchen is a delightful space, fitted with a range of wall and base units complemented by worktops, a sink, a four-ring electric hob, an oven, and ample space for a dishwasher. The ground floor is completed by a modern bathroom featuring a panelled bath with a shower overhead, a low-level WC, and a hand wash basin.

Upstairs, two well-sized bedrooms await, with the second bedroom boasting the added luxury of an ensuite shower room for extra convenience. The shower room features a sleek shower cubicle, a low-level WC, and a hand wash basin.

Outside, the property offers a shingled front garden enclosed by brick walling, adding to the kerb appeal. The rear garden, a peaceful haven of tranquillity, is non bisected and paved, providing a low-maintenance space ideal for relaxing or entertaining. The garden is securely enclosed by timber fencing and features convenient rear gate access.

#### Agents Notes

Council Tax band: A

Tenure: Freehold

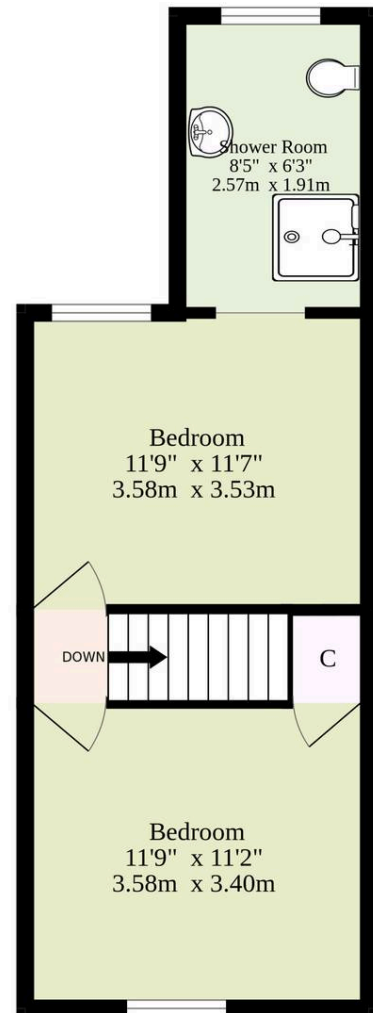
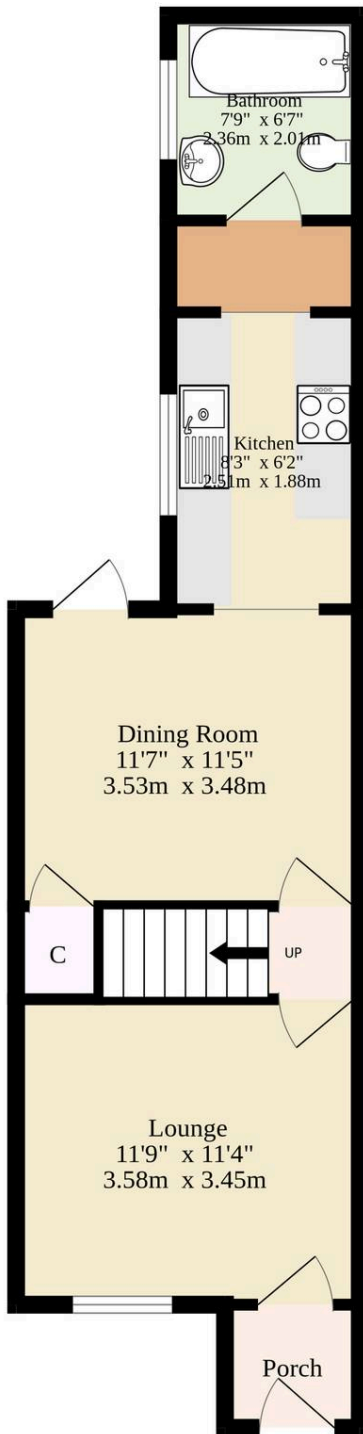
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor  
403 sq.ft. (37.4 sq.m.) approx.

1st Floor  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 731sq.ft. (67.9 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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