



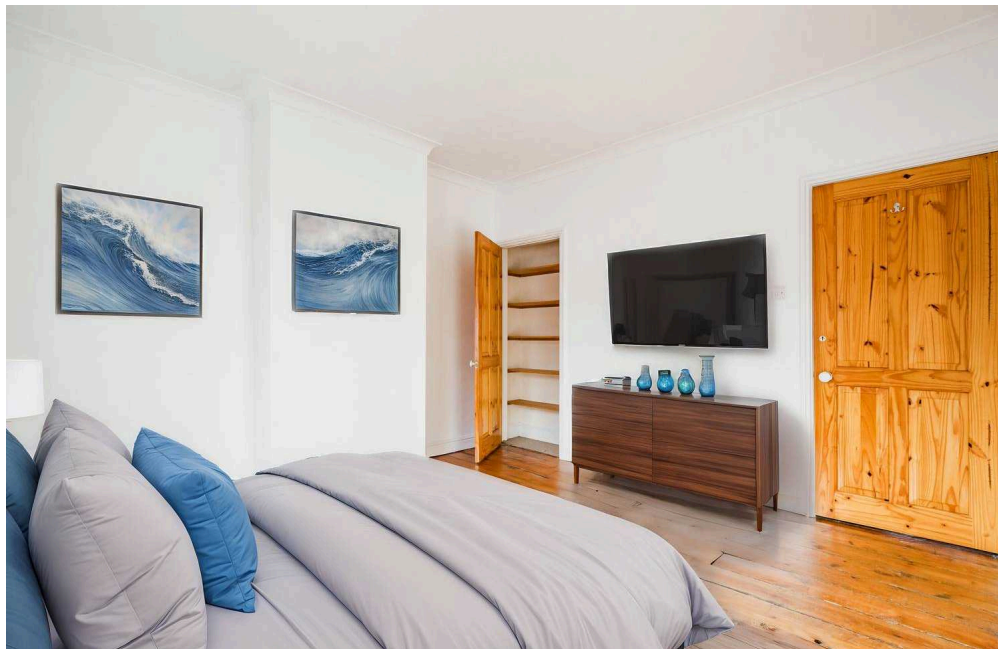
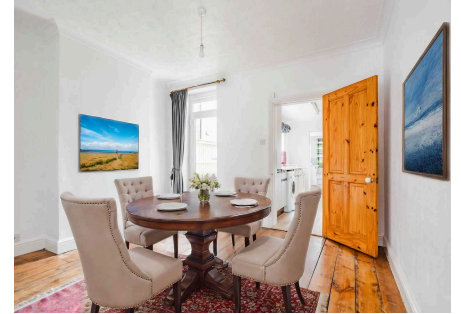
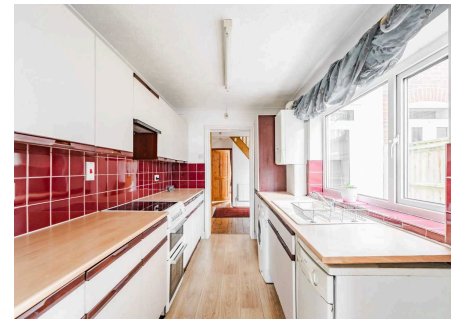
37 Ashby Street, Norwich

OIRO £260,000 Freehold

Set in a sought-after city centre location with excellent transport links, this inviting three-bedroom mid-terraced house offers a wonderful opportunity to create your dream family home. This property is offered with no onward chain, allowing you to move in hassle-free and begin personalising its charming spaces.

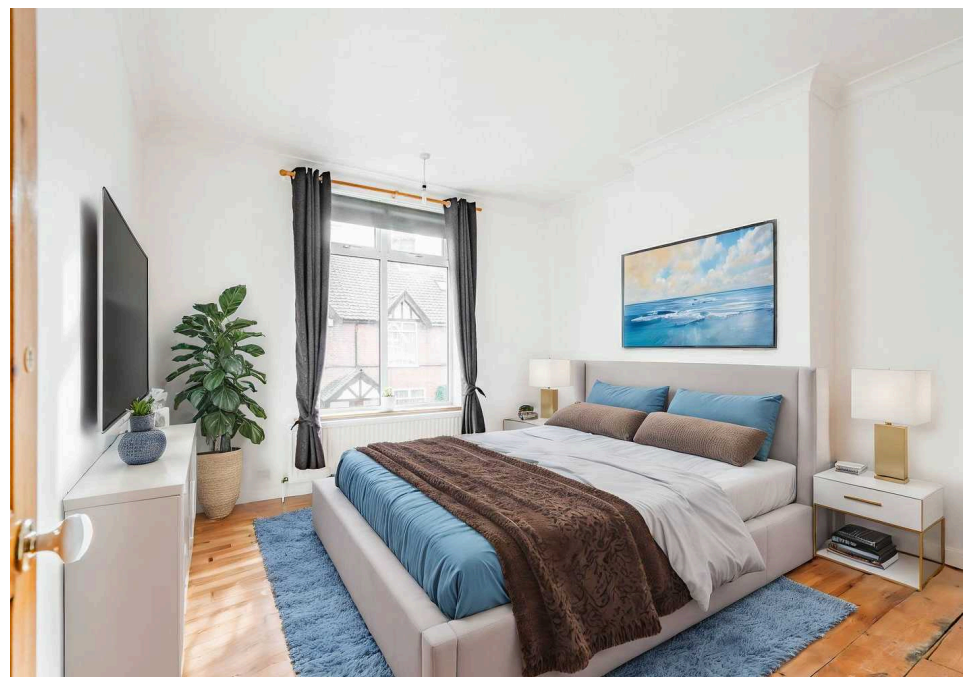
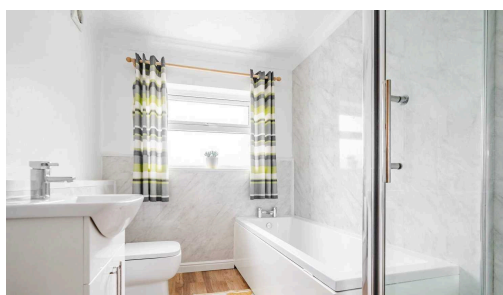
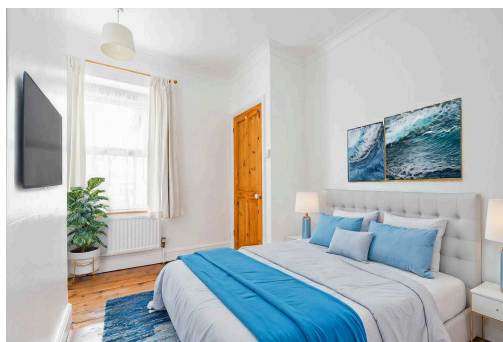
Location

Nestled in the vibrant heart of Norwich, Ashby Street offers an exceptional location that combines convenience with character. Situated just a short stroll from the city centre, residents can enjoy easy access to Norwich's historic landmarks, eclectic shopping streets, and an array of cafes, bars, and restaurants. The property benefits from excellent transport links, including Norwich Train Station, which is within walking distance, providing seamless connections to London and beyond. For those seeking green spaces, the nearby Riverside Walk and Mousehold Heath offer serene retreats. This sought-after location is perfect for anyone looking to embrace the charm and vibrancy of Norwich living.



Ashby Street

Upon entering, you are greeted by a welcoming sitting room boasting a beautiful open fireplace with a tiled hearth. Continuing through you'll find the spacious dining room complete with under-stairs storage. The well-appointed kitchen features a range of wall and base units, laminate worktops, and modern appliances, offering an ideal space for culinary endeavours.



A rear lobby provides access to a convenient family bathroom, showcasing a contemporary four-piece suite consisting of a corner shower, a luxurious panel bath, a low-set WC, and a stylish hand wash basin set within a vanity unit.

The first floor accommodates three generously sized bedrooms, with the first two bedrooms offering the added convenience of built-in storage solutions, ideal for organising personal belongings.

Outside, the property features a well-sized and private rear garden, ideal for alfresco dining, relaxation, or outdoor activities. The enclosed garden is beautifully maintained, offering a mix of patio and lawn spaces with shrub borders, a shed for additional storage, and rear gated access for convenience. To the front, an enclosed space with slate shingle flooring and a pathway leading to the front door completes the property's exterior appeal.

Benefiting from an array of local amenities within easy reach and the Norwich Train Station just a short stroll away, this home is perfectly positioned for those seeking city living with convenience at their doorstep. Whether you are looking to settle down in a new family abode or seeking an investment opportunity, this property presents an exciting canvas for your vision to unfold.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

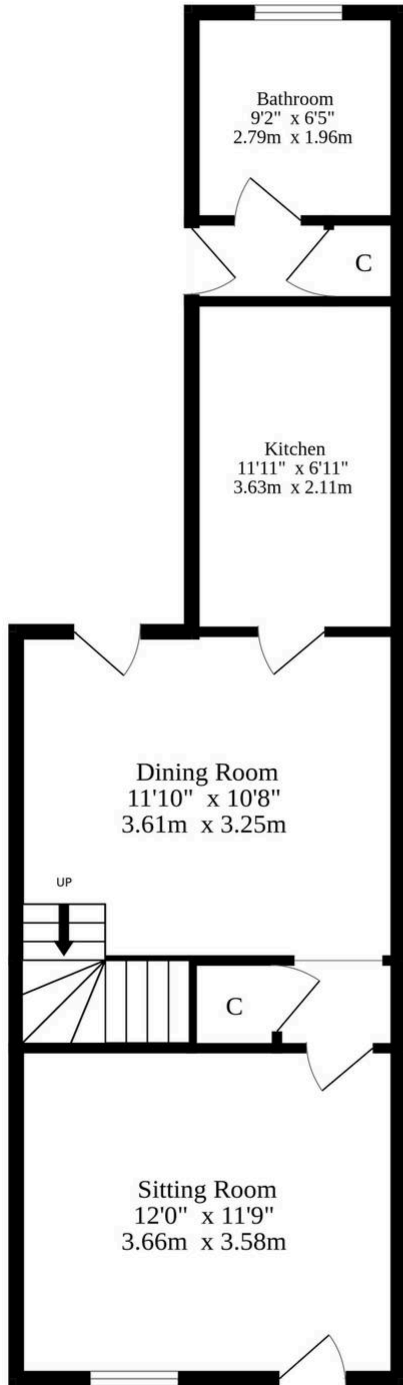
Tenure: Freehold

EPC Energy Efficiency Rating: D

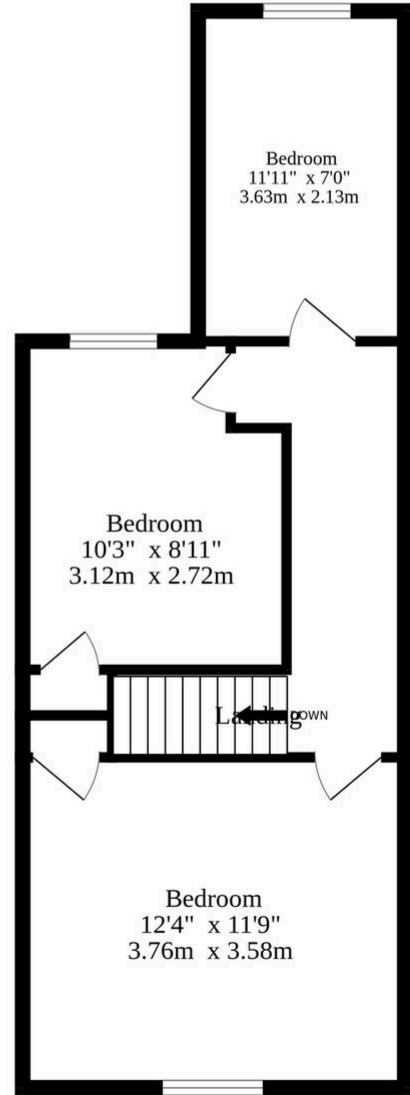
EPC Environmental Impact Rating: D



Ground Floor



1st Floor



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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