



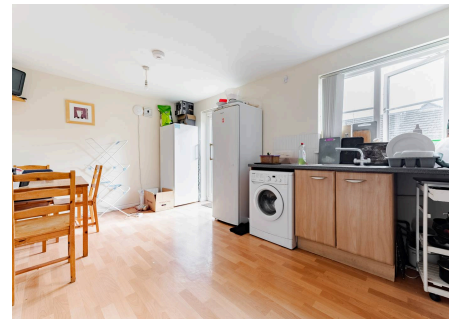
10 Attoe Walk, Norwich

OIEO £315,000 Freehold

Nestled in the sought-after area close to Norwich city centre lies this exceptional 4 bedroom terraced house, a prime investment opportunity not to be missed. The property boasts a spacious and versatile layout perfectly suited to meet your needs, spread across three floors to offer ample living space and comfort.

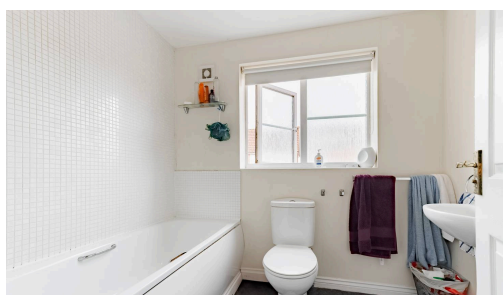
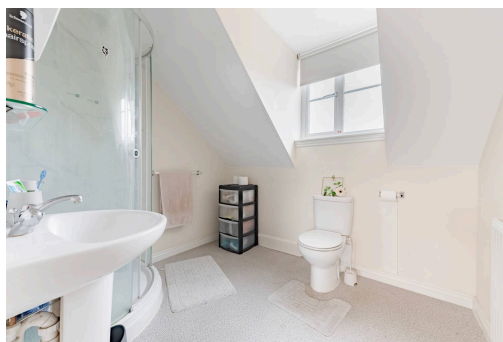
Location

Attoe Walk, Norwich is a charming and well-connected location, situated just a short distance from the vibrant city centre of Norwich. The property benefits from a quiet residential setting, offering a peaceful environment while still being close to local amenities such as shops, schools, and recreational spaces. Norwich's rich history and cultural attractions, including museums, theatres, and restaurants, are all within easy reach. The area is well-served by public transport links, providing convenient access to the city and surrounding areas. Whether you're a first-time buyer or looking for a serene retreat with all the conveniences of city living, this location offers the best of both worlds.



Attoe Walk

Ideal for those seeking a property in close proximity to convenient amenities, reputable schools, and the bustling city centre, this residence offers an excellent location to enhance its rental appeal. The area is renowned for high rental demands, providing investors with a promising and steady income stream.



This well-appointed house features four generously sized bedrooms, ensuring ample space for occupants. With the convenience of two bathrooms and an additional ground floor WC, residents will experience added comfort and practicality in their daily lives.

Stepping into the property, the ground floor greets you with an entrance hall leading to the ground floor bedroom on the left, and a WC on the right for added convenience. Continuing on, the kitchen awaits with all the modern amenities needed, alongside space for a dining table, and a door leading to the rear outdoors.

Moving to the first floor, you'll discover three bedrooms, an airing cupboard, and a bathroom featuring a white suite with a toilet, sink, and bath with an overhead shower. Ascending to the top floor, a spacious lounge beckons offering a serene retreat, while an additional shower room adds further convenience.

To complete this enticing package, off-road parking is available with a driveway and garage, ensuring residents have the convenience of safe and secure vehicle storage. To the rear, a small enclosed garden provides a tranquil outdoor space for relaxation and entertainment.

Agents Notes

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

Council Tax band: D

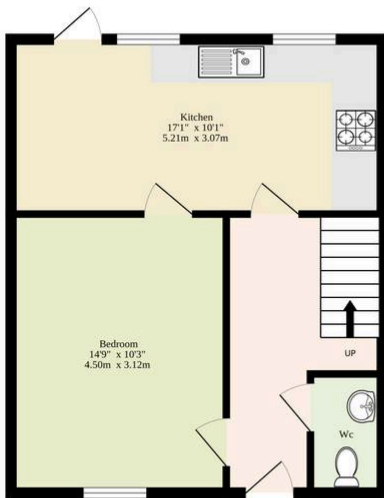
Tenure: Freehold

EPC Energy Efficiency Rating: C

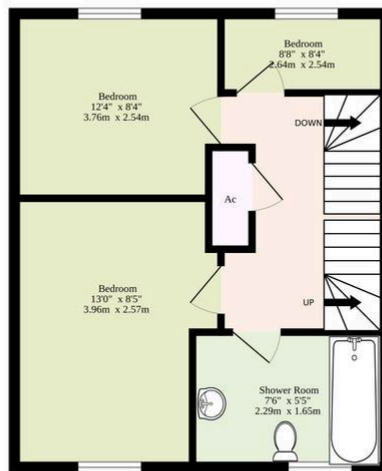
EPC Environmental Impact Rating: C



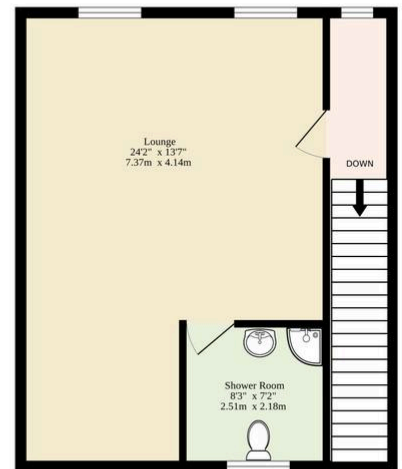
Ground Floor
396 sq.ft. (36.8 sq.m.) approx.



1st Floor
367 sq.ft. (34.1 sq.m.) approx.



2nd Floor
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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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