



13 Millcroft, Norwich - NR3 3LS

£270,000 - £280,000 Freehold

Welcome to this 3-bedroom end-of-terrace house, offering a great combination of practicality and exciting potential for expansion. Situated in a secluded and central location, this property provides privacy and convenience, making it an excellent choice for first-time buyers or investors. With a newly renovated bathroom, and versatile outdoor spaces, including a brick-built workshop, this home offers endless possibilities.

Location

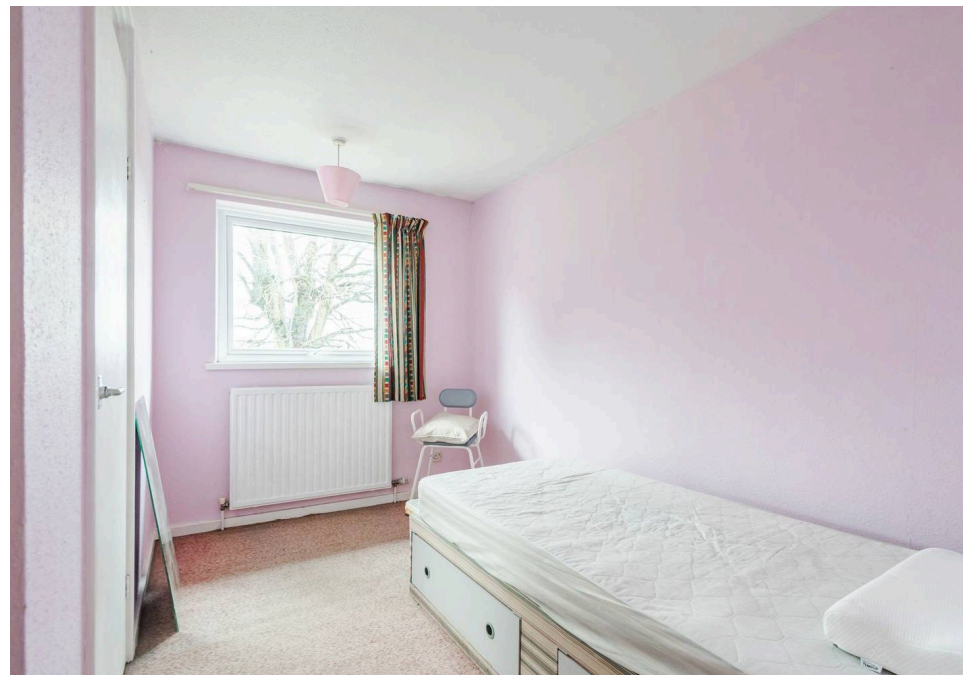
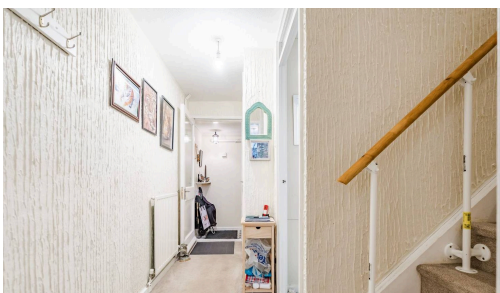
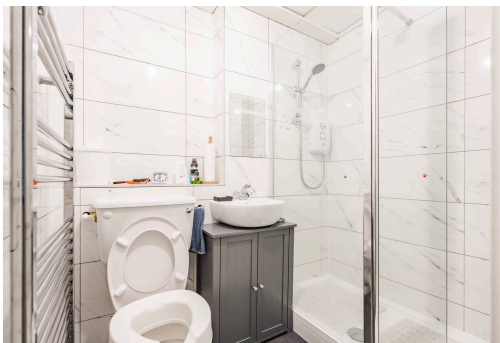
Millcroft, Norwich is located in a well-established residential area that offers a balance of peaceful living and convenient access to local amenities. The property is situated in a quiet, secluded corner, providing added privacy, while still being centrally located with easy access to Norwich. The neighbourhood boasts excellent transport links, with bus routes and train stations nearby, making it simple to travel around the city or commute further afield. There are several schools nearby, ideal for families, as well as parks and green spaces for outdoor activities. Local shops, cafes, and supermarkets are within walking distance, ensuring everyday essentials are easily accessible.



Agents Notes

We understand that the property will be sold freehold, connected to mains water, electricity, heating and drainage.

Tax Council Band - B



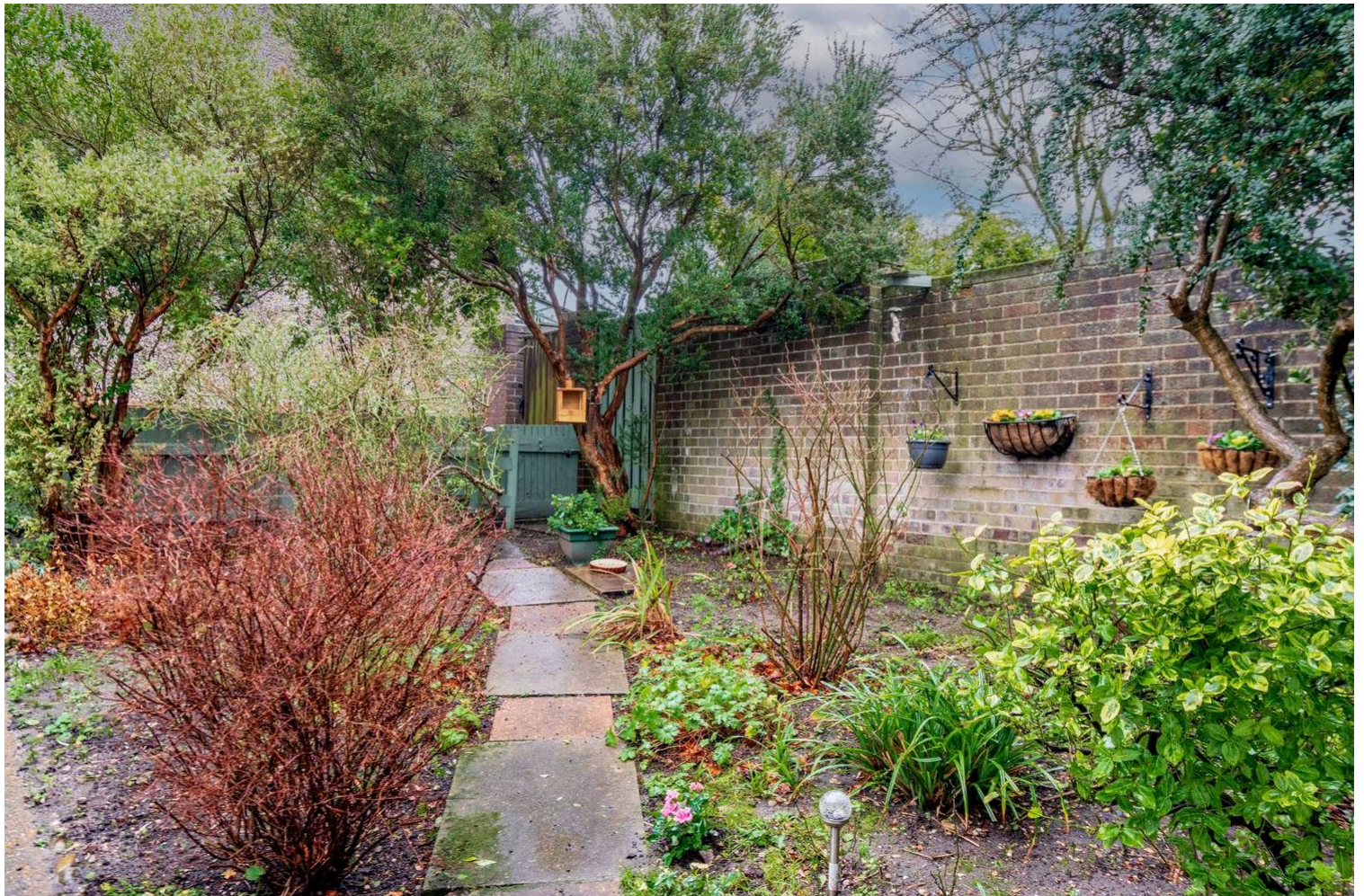
Millcroft Norwich

Upon entering, you step into the hallway, where the downstairs WC is conveniently located on your left. The spacious living room is located straight ahead, featuring large windows that allow plenty of natural light to flood the space. The living room also boasts a door leading out to the garden, ideal for relaxing or entertaining outdoors.

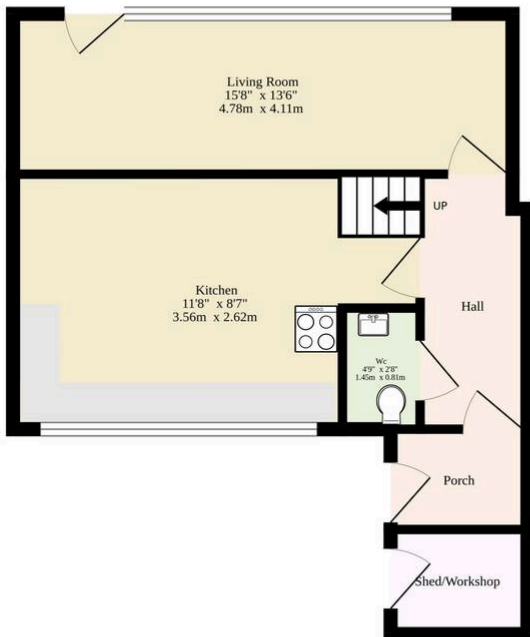
The kitchen offers plenty of built-in cupboards and counter space, making it ideal for preparing meals and storing kitchen essentials. The house also features double glazing and radiator heating throughout, ensuring comfort year-round. It also benefits from good TV reception.

Moving up the staircase to the first floor, the landing is equipped with an airing cupboard. On your left is the master bedroom, a bright and airy space with large windows and a cupboard with sliding doors. To the right, you'll find the second and third bedrooms, both featuring built-in cupboards and located close to the newly renovated bathroom, equipped with a shower and stylish finishes.

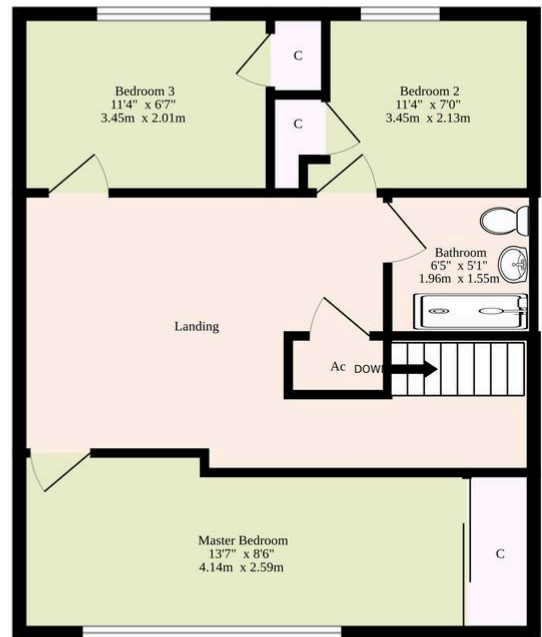
The property comprises various garden areas, offering residents the opportunity to enjoy outdoor space within the privacy of their own homes. One of the standout features of this property is the brick-built room located in the garden area. Equipped with lights and power, this versatile space is currently used as a workshop but presents a multitude of possibilities for its use. Parking is available on a first-come, first-served basis, with no designated permits.



Ground Floor
391 sq.ft. (36.3 sq.m.) approx.



1st Floor
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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