

HADLEY TAYLOR

33 ST STEPHENS SQUARE, NORWICH NR1 3SS

**VICTORIAN HALL ENTRANCE TERRACE HOUSE IN NEED OF MODERNISATION
LOCATED WITHIN WALKING DISTANCE OF THE CITY CENTRE WITH SITTING
ROOM, DINING ROOM, KITCHEN, CELLAR, 3 BEDROOMS, 2 BATHROOMS, GAS
FIRED CENTRAL HEATING, GARDEN AND NO ONWARD CHAIN
ENERGY RATING F**



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



GUIDE PRICE £350,000



Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

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Location

The property is located within walking distance of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. Schools for all age groups, local shopping facilities, public houses, restaurants, cinemas, theatres and parks are all within walking distance. The University of East Anglia and the Norfolk and Norwich hospital are also close by.

Accommodation

The ground floor accommodation comprises entrance hall, sitting room, dining room, kitchen, rear lobby and bathroom. On the first floor there are three bedrooms and a bathroom off the landing. There is a cellar which is accessed from the entrance hall. The house would benefit from a program of modernisation but benefits from gas fired central heating and sash windows.

Outside

The front garden is laid to lawn with shrub beds with a path leading to the front door. To the rear there is a small courtyard, accessed from Crooks Place, which could be used for off street parking.

Directions

From the St Stephens roundabout head in a north westerly direction on Chapel Field Road, turn left onto Wessex Street and then first left into St Stephens Square and the property can be found on the right hand side of the road.

Local Authority

Norwich City Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

Selling your home

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Hours of Business

Monday to Friday: 0900 – 1730, Saturdays: 0930 – 1500.

