

Ben Allman  
Estate & Letting Agents



16 Amhirst Close

Norwich, NR3 4TW

Guide price £245,000



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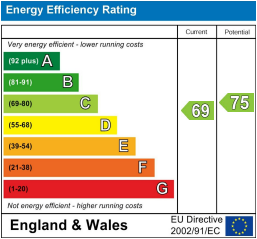
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Extended Three-Bedroom Semi-Detached House
- Two Reception Rooms
- Three Bedrooms Off-Landing
- Would Benefit From Modernisation
- Corner Plot With Potential To Extend (STP)
- Porch Entrance
- 5.1m Kitchen
- First Floor Shower Room
- EPC - C

This three-bedroom semi-detached house is offered to the market with no onward chain and occupies a generous plot, providing excellent potential for extension (subject to the necessary planning consents).

The accommodation comprises an entrance porch, lounge, dining room, and fitted kitchen, with three bedrooms and a shower room leading off the landing. The property benefits from double glazing and gas central heating throughout.

Outside, the property enjoys spacious front and side gardens with a high degree of privacy. Double gates to the front provide off-road parking, while the fully enclosed rear garden features a patio area, further double timber gates allowing additional off-road parking, and a substantial timber garden shed.

In need of some updating and modernisation, this property represents an exciting opportunity. With improvements, it has the potential to become a fantastic home for first-time buyers or a growing family. Early viewing is highly recommended to avoid disappointment.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.