

54 Marlborough  
Road  
Norwich  
NR3 4PH



# 54 Marlborough Road

## Guide Price £200,000

### The fabulous renovation project...

Nestled in the tranquil and desirable northern quarter of Norwich, this three-bedroom mid-terrace property at 54 Marlborough Road presents an excellent opportunity for renovation enthusiasts and prospective homeowners alike. Located within the sought-after NR3 postcode, just north of the river, this residence is set within a peaceful residential street while being conveniently close to local amenities and the bustling city centre.

Upon arrival, you are welcomed by a front courtyard with a gated entrance, leading into an extended front porch that enhances the spacious feel of the living room. This generously sized living area, illuminated by natural light, sets the tone for the warmth and potential that this home has to offer. The layout further unfolds with an inviting dining area, providing a perfect space for family gatherings. A window to the rear allows an abundance of natural light, while a convenient storage cupboard beneath the stairs adds to the practicality of the space. Beyond the dining area lies a galley kitchen, equipped with units on either side and a window overlooking the garden, ensuring a bright cooking environment. This area leads into a rear porch, designed for practicality with space for coats and shoes, and provides access to the family bathroom, which includes a bath, toilet and sink, along with the boiler.

Venturing to the first floor, the landing separates two spacious double bedrooms. Bedroom one, situated at the front, features a large window, allowing for an abundance of light. Bedroom two mirrors the size and layout of bedroom one, benefiting from similar natural light thanks to its rear-facing window. The third bedroom, currently utilised as a dressing room, is a comfortable single room that boasts versatility; it can easily be transformed into a home office or even an ensuite, depending on your needs.

Step outside into the rear courtyard, a non-bisected garden space complete with a store shed for added storage. Benefiting from a south-facing orientation, this courtyard enjoys sunlight throughout most of the day, making it a delightful spot for outdoor relaxation. Additionally, it backs onto a local school, ensuring minimal overlook and offering a sense of peace and privacy.

With its fantastic potential for improvement and personalisation, this property is an exciting prospect for anyone looking to make their mark in a great location.

### Agents notes...

A pre-recorded walkaround tour is available for this property.

Council Tax Band: B

EPC coming soon

Local Authority  
Norwich City

Council Tax Band B

EPC Rating D



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