

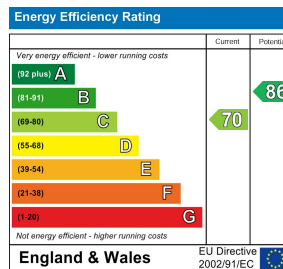


22 | Marlborough Road | Norwich | NR3 4PH

£1,100 PCM

 **BUTTERFLY**   
LETTINGS & PROPERTY MANAGEMENT





## Description

This recently modernised 2/3 bedroom terraced home offers well-proportioned accommodation throughout. The ground floor comprises an entrance porch, a generous 11'7" bay fronted lounge, a separate dining room, and a kitchen. A bathroom completes the ground floor layout.

Upstairs, the property offers three bedrooms, with the third bedroom accessed via the second, making it ideal for use as a cot room, study, or dressing area. Further benefits include gas central heating, double glazing, and a low-maintenance rear garden. On-street permit parking is available, and the property is ready for immediate occupation.

## Key features

- Recently modernised 2/3 bedroom terraced home
- Entrance porch leading to 11'7" bay-fronted lounge
- Kitchen plus separate dining room
- Ground floor bathroom
- Two main bedrooms
- The third bedroom is accessed via the second bedroom
- Low Maintenance Rear Garden
- Gas central heating and double glazing throughout
- On-street permit parking
- Available Now



6 Church Lane

Eaton, NR4 6NZ

hello@butterflylettings.co.uk

<https://www.butterflylettings.co.uk>

01603 870870

While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.