



LOOK what's coming onto the market soon...

For Sale ?

contact us now for more details and to register your interest



Marlborough Road, Norwich, NR3 4PJ

welcome to

Marlborough Road, Norwich

This PORCH ENTRANCE NORTH CITY TERRACE benefits from a downstairs bathroom and three bedrooms to the first floor!!! *****VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC OPPORTUNITY!!!*****



Entrance Porch

Door to the front aspect and carpeted flooring.

Lounge

11' 10" max x 15' max (3.61m max x 4.57m max)
Double glazed window to the front aspect, ceiling rose, radiator, wall lights and carpeted flooring.

Dining Room

11' 10" max x 10' 11" max (3.61m max x 3.33m max)
Double glazed window to the rear aspect, carpeted flooring, radiator, ceiling rose and understairs storage cupboard.

Kitchen

7' 5" x 6' 11" (2.26m x 2.11m)
Double glazed window to the side aspect with a fully fitted kitchen with a range of wall & base units and work surfaces over, inset stainless steel sink with mixer tap, integrated electric oven, electric hob with cooker hood over, space for a washing machine, wall mounted gas central heating boiler, tiled flooring and tiled splashbacks.

Rear Lobby

Door to the rear garden, tiled flooring and space for a fridge/freezer.

Bathroom

Double glazed window to the side aspect with suite comprising of white paneled bath with shower over, pedestal wash hand basin, close coupled W/C, tiled flooring and part tiled walls.

Landing

Doors to bedrooms 1 & 2.

Bedroom 1

10' 9" max x 11' 11" max (3.28m max x 3.63m max)
Double glazed window to the front aspect, carpeted flooring, radiator, storage cupboard and loft access.

Bedroom 2

11' 11" max x 11' max (3.63m max x 3.35m max)
Double glazed window to the rear aspect, radiator,

carpeted flooring and door to bedroom 3.

Bedroom 3

6' 11" x 7' 6" (2.11m x 2.29m)
Window to the rear aspect, carpeted flooring and radiator.

Exterior

The front of the property is approached by a pathway leading to the front door. To the rear of the property is a fully enclosed 42ft STMS garden with a rear access gate.



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welcome to

Marlborough Road, Norwich

- *NO ONWARD CHAIN!*
- Porch entrance
- Extended to the front
- 42ft STMS enclosed rear garden
- Gas central heating

Tenure: Freehold EPC Rating: D

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR139154](https://www.williamhbrown.co.uk/Property/NOR139154)



Property Ref:
NOR139154 - 0009

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