

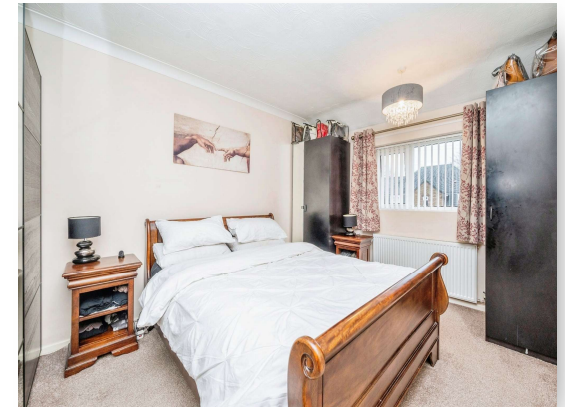


**Manby Road, Norwich NR7 9DB**

**welcome to**

**Manby Road, Norwich**

**\*\*THREE BEDROOM MID-TERRACED HOUSE\*\*** The property benefits from a 19'4" lounge, a 19'4" kitchen/diner, UPVC double glazed conservatory and an enclosed rear garden! The property would make the ideal first time or investment purchase! Early viewings essential!



### Entrance Hall

Front entrance door, radiator, staircase to first floor.

### Lounge

19' 4" x 10' 11" ( 5.89m x 3.33m )

UPVC double glazed front and rear windows, two radiators, TV point, feature gas fire with surround and hearth.

### Kitchen/ Dining Room

19' 4" x 8' 2" ( 5.89m x 2.49m )

Fitted with a matching range of base, wall and drawer units, one and a half bowl sink unit, work surfaces, tiling, built in stainless steel gas double oven with stainless steel gas hob and cooker hood over, plumbing for washing machine and dishwasher, built in fridge, built in freezer, glazed display cabinets, radiator, storage cupboard, pantry, UPVC double glazed front and rear windows, door to:

### Conservatory

12' 9" x 7' 6" ( 3.89m x 2.29m )

UPVC double glazed rear and side windows, UPVC double glazed French doors to the rear garden and UPVC double glazed door to the side, tiled flooring, radiator, TV point.

### First Floor Landing

Access to loft space, UPVC double glazed rear window.

### Bedroom One

13' 1" x 9' 10" ( 3.99m x 3.00m )

UPVC double glazed front window, radiator, airing cupboard.

### Bedroom Two

10' 11" max x 10' 10" ( 3.33m max x 3.30m )

UPVC double glazed front window, built in double wardrobe, radiator.

### Bedroom Three

11' 5" max x 8' 2" ( 3.48m max x 2.49m )

UPVC double glazed rear window, radiator.

### Bathroom

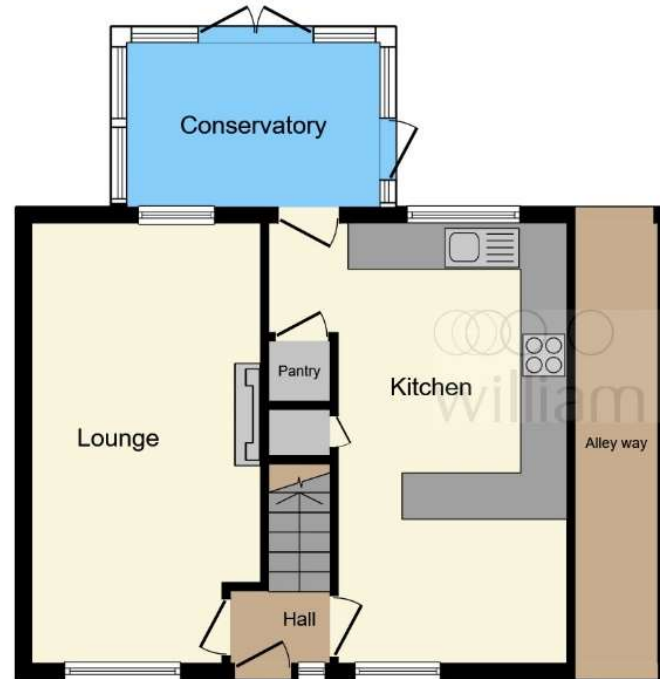
Fitted with a two piece white suite comprising, bath with mains shower over, wash hand basin with cupboard below, towel radiator, tiling, extractor fan, UPVC double glazed rear window.

### Separate Wc

WC, UPVC double glazed rear window, fully tiled walls.

### Outside

To the front of the property there is a lawned garden with various shrubs and a brick-weave driveway providing off road parking. To the rear of the property there is a lawned garden with a patio, greenhouse and shed. The garden is enclosed by fencing with a side access gate.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## **Manby Road, Norwich**

- Mid-Terraced House
- Three Bedrooms
- UPVC Double Glazed Conservatory
- Enclosed Rear Garden
- Off Street Parking

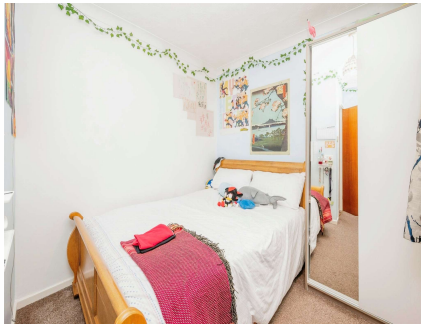
Tenure: Freehold EPC Rating: D

guide price

**£240,000**

### **directions to this property:**

Head east on Salhouse Road, turning right onto Deloney Road, then second right into Marryat Road. At the end turn left onto Manby Road, where the property can be found on your left.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SPR107741 - 0003

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