

Ben Allman
Estate & Letting Agents



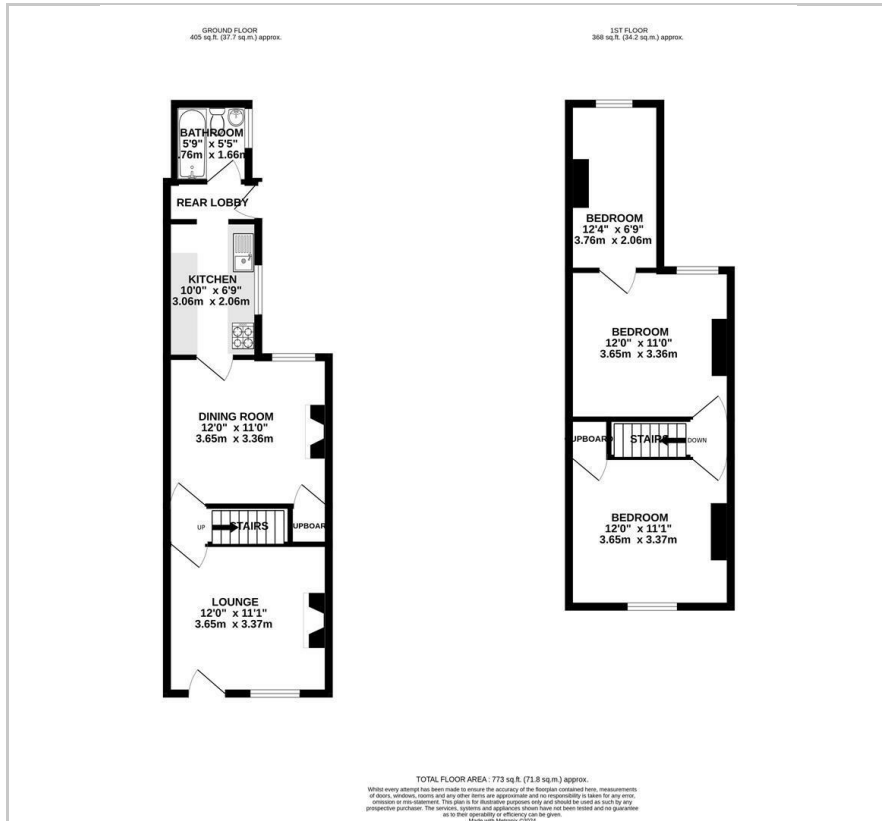
9 Sprowston Road

Norwich, NR3 4QL

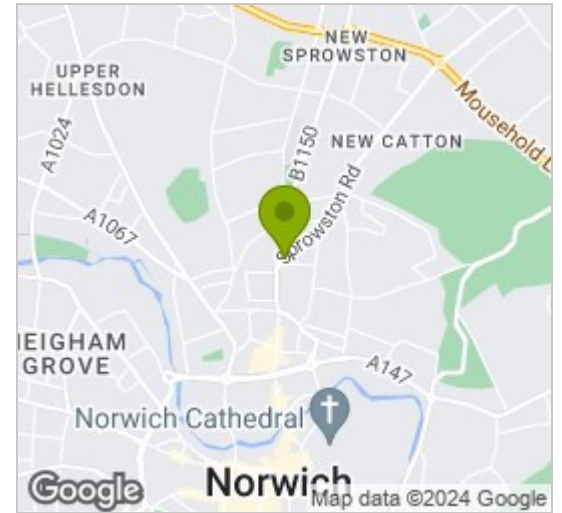
Offers in excess of £220,000



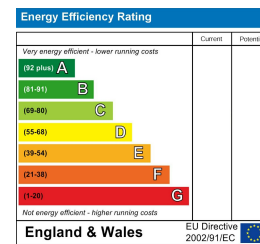
Floor Plan



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.

- *Vendor Has Found*
- Modern Kitchen And Bathroom
- Small Enclosed Front Garden
- Gas Central Heating
- The Vendor Has Recently Carried Out Some Minor Roof Repairs
- Three Bedrooms
- Fully Enclosed Rear Garden With Rear Gated Access
- Neutrally Decorated Throughout
- Double Glazed Throughout

The current owner has delicately enhanced this North City terrace, which is located within walking distance to the centre of Norwich. Benefitting from a larger-than-average third bedroom, this Victorian home offers ample living space. The ground floor provides two reception rooms, both neutrally decorated, a modern kitchen and a modern bathroom.

There is an attractive rear garden, which is fully enclosed and with gated access. Additionally, the property further benefits from small enclosed frontage.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.