



50 Bassingham Road

, Norwich, NR3 2QT

Guide price £260,000



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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.

- Vendors Have Found
- Renovated By Current Owners
- Newly Installed Bathroom In 2024
- Newly Installed En-Suite In 2023
- Newly Installed Combi-Boiler In 2023
- Kitchen/Diner
- Large Sitting Room With Fireplace
- Driveway
- Beautiful Front And Rear Gardens
- Conservatory



This charming three-bedroom, mid-terraced house has been lovingly renovated by the current owners, who have enjoyed living here for over 30 years. The ground floor offers a cosy sitting room with a welcoming fireplace. Adjacent to this is a bright and airy conservatory, ideal for enjoying year-round natural light. There is a large kitchen/breakfast room which provides ample dining space, and a sleek, modern bathroom with rainfall shower head and a handy utility cupboard for extra storage.

Upstairs, you'll find three well-proportioned bedrooms, including a master suite with a cleverly added en-suite with rainfall shower head. The thoughtful renovations and attention to detail throughout the home make it an inviting and practical space for any family.

Outside, the property continues to impress with its beautifully manicured gardens. The front garden features a driveway for off-road parking, framed by a striking palm tree. The enclosed rear garden, mainly laid to lawn, is surrounded by a variety of plants and trees, offering a tranquil and private outdoor space.



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