

Ben Allman
Estate & Letting Agents



132 Marlborough Road

, Norwich, NR3 4PJ

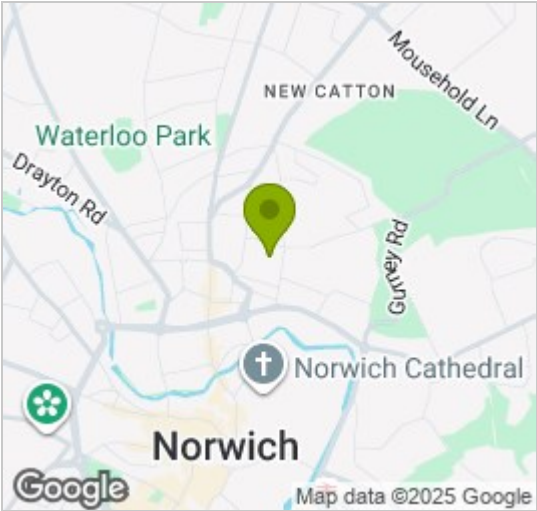
Guide price £240,000



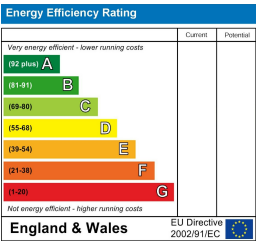
Floor Plan



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.

- No Onward Chain
- South-Facing And Enclosed Rear Garden With Storage Shed Plus Enclosed Front Courtyard
- Porch Entrance
- Open-Plan Sitting Room/Dining Room With Stripped Back Original Flooring
- Upgraded Kitchen In 2021
- Upgraded Bathroom In 2018
- Modern Combi-Boiler Installed In 2018
- Two Double Bedrooms And Third 'Box Room' With Built In Storage Cupboards
- Double Glazed Throughout
- EPC Rating - Awaited

This beautifully presented Victorian terrace has been thoughtfully upgraded throughout while retaining its period charm. Set behind an enclosed, paved courtyard, the property features a welcoming porch entrance, open-plan living accommodation, and a south-facing, enclosed rear garden.

Inside, the spacious sitting/dining room showcases an original cast-iron fireplace, stripped and painted wooden floors, and a floating staircase, complemented by a rear patio door providing direct garden access.

The modern kitchen - newly installed in 2021 - offers contemporary fittings and finishes, while the stylish bathroom (fitted in 2018) includes a rainfall showerhead and modern suite.

Upstairs, there are two generous double bedrooms, with attic access in north-facing bedroom, plus a third 'box' room featuring built-in storage cupboards, a modern combi boiler, and secondary attic access.

Externally, the south-facing rear garden is mainly laid to lawn, fully enclosed for privacy, and includes a paved seating area, storage shed, and rear gated access.



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