

Ben Allman
Estate & Letting Agents



40 Junction Road

, Norwich, NR3 2JG

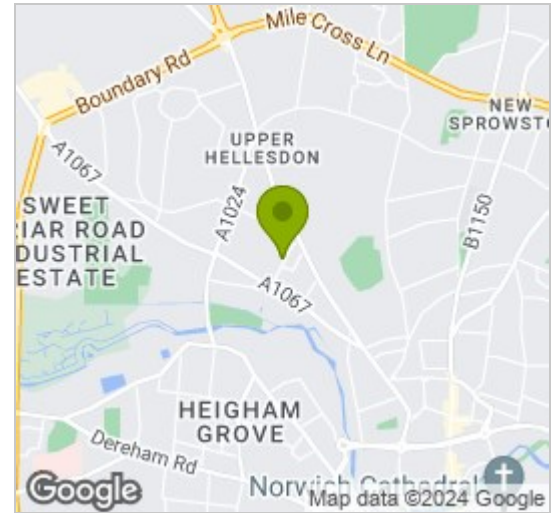
Guide price £240,000



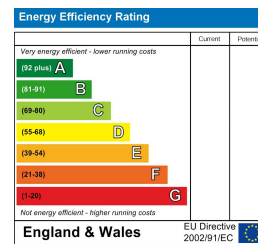
Floor Plan



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.

- Guide Price £240,000 - ■ Three Bedrooms Off-Landing £250,000
- Modern First Floor Bathroom ■ Large Modern Kitchen
- Walking Distance To Local ■ Double Glazed Throughout Amenities
- Gas Central Heating

Guide Price £240,000 - £250,000 We are delighted to present this charming over-the-passage Victorian terrace which seamlessly blends period charm with modern convenience. Cleverly reconfigured to maximize space and functionality, the property offers three bedrooms and a bathroom, all conveniently located off the landing.

Upon entry, you're greeted by a warm and inviting ambiance, with the ground floor boasting hard-wood flooring throughout. A cosy sitting room provides a comfortable space for relaxation, while the adjacent dining room offers an ideal setting for hosting gatherings, thoughtfully positioned to flow seamlessly into the modern kitchen.

Stepping outside the rear door from the kitchen, you'll find a small concrete courtyard space, providing a convenient spot for al fresco dining. A timber gate grants access across the shared walkway, leading to the private rear garden. Here, a tranquil oasis awaits, predominantly laid to lawn and surrounded by lush greenery. A raised wooden deck area provides the perfect retreat for soaking up the sunshine and enjoying moments of relaxation amidst the serenity of the outdoors.

In summary, this well-presented Victorian terrace house offers a harmonious blend of period charm and contemporary living. With its clever reconfiguration, modern upgrades, and inviting outdoor space, it provides a comfortable and stylish retreat for its fortunate occupants.



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.

2B Spowston Road, Norwich, Norfolk, NR3 4QN
Tel: 01603 555577 Email: enquiries@baela.co.uk www.baela.co.uk