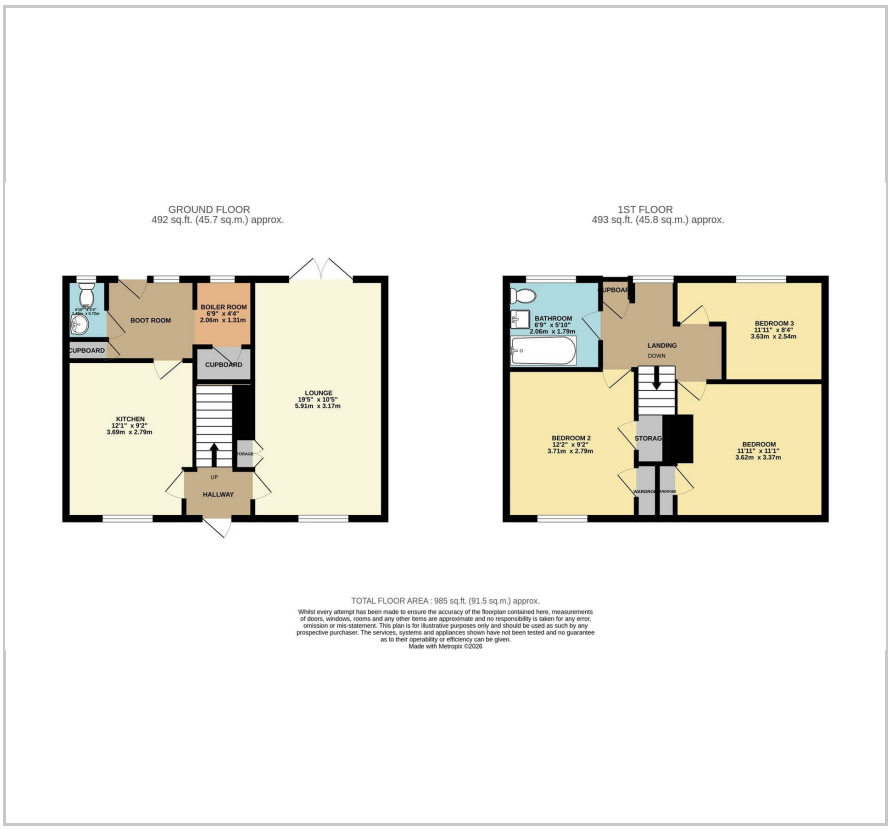
# 88 Coleburn Road

, Norwich, NR1 2NZ

Offers in excess of £250,000

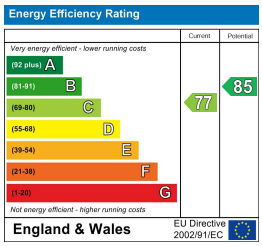
3 1 1 C

## 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
- Solar Panels Installed
- First Floor Bathroom With Additional Ground Floor WC
- Modern Kitchen
- Large Rear Garden Mainly Laid To Lawn With Rear Vehicle Access
- Fully Upgraded Air Source Central Heating System
- Three Double Bedrooms Off-Landing
- Approx. 6m Sitting Room With French Doors Leading To Rear Garden
- Boot Room And Boiler Room With Rear Access
- EPC Rating - C (Report Carried Out Pre-Air Source Heating Installation and Solar Panels)

Offered with no onward chain, this attractive and energy-efficient 1950s semi-detached home benefits from a recently installed air source central heating system and solar panels.

The accommodation begins with a generous sitting room measuring approximately 6 metres in length, featuring French doors that open directly onto the rear garden and provide excellent natural light. A modern fitted kitchen sits alongside a convenient ground floor WC, while additional practical spaces include a boot room, boiler room and several well-planned storage areas.

To the first floor are well-proportioned bedrooms, a family bathroom and further useful storage. The first floor is predominantly laid with original timber flooring, with bedroom laid to carpet.

Externally, the home enjoys a large rear garden that is mainly laid to lawn and includes two timber sheds for storage. Gated access allows for rear vehicle entry.

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.

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