

Ben Allman  
Estate & Letting Agents



112 Ketts Hill

, Norwich, NR1 4HE

Guide price £210,000



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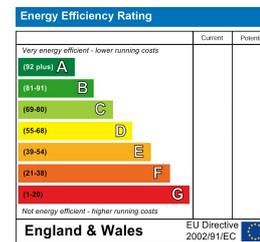
## Floor Plan



## 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
- Enclosed Rear Garden With Shingle, Decking And Storage Shed With Power Connected
- First Floor Bathroom
- Sitting Room With Electric Fireplace And Dining Room With French Doors To Rear (Dining Table Can Be Included In Sale)
- Elevated Position Set Behind Mature Hedging, Steps And Shingled Front Garden
- Victorian End - Terrace House
- Two Double Bedrooms Off-Landing Both With Large Wardrobes Which Can Be Included
- Modern Kitchen
- Gas Central Heating And uPvc Double Glazing Throughout



Sold with no onward chain, this attractive Victorian end-terrace home occupies an elevated position on the ever-popular Thorpe Hamlet region, within walking distance of Norwich City Centre. Approached via steps set behind mature hedging, the property enjoys an enclosed shingled front garden that provides privacy.

The accommodation begins with a welcoming sitting room featuring an electric fireplace. From here, steps lead up to the dining room, with French doors that open directly onto the garden, allowing for plenty of natural light. The modern fitted kitchen is positioned off the dining room. From the dining room, steps rise to the first floor where two double bedrooms are arranged off the landing and the bathroom is accessed via the rear bedroom.

Outside, the enclosed rear garden is of a particularly generous size for the area and has been designed for low maintenance with shingle, decking and a useful storage shed with power. The property further benefits from double glazing throughout and gas central heating.



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