



15 Ella Road
Norwich, NR1 4BP

BROWN & CO



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A superbly presented three-bedroom terraced house, with all bedrooms being accessed off the main landing area. Located in a superb spot, within walking distance of all local amenities and the city itself. No onward chain.

£290,000



DESCRIPTION

No. 15 Ella Road is a deceptively spacious and beautifully refurbished three-bedroom terraced house, ideally positioned within easy walking distance of the train station and local amenities. Finished to a high standard throughout, the property blends modern comfort with generous room sizes, offering an excellent opportunity for a wide variety of buyers

The accommodation is well-arranged on two floors and features three well-proportioned bedrooms all accessed off the landing. There is plenty of storage space, with built-in wardrobes to two of the bedrooms plus an airing cupboard on the landing. The recent refurbishment has refreshed the property throughout, creating bright, welcoming living spaces ready for immediate occupation.

Externally, the property benefits from an enclosed rear garden, providing a private space for relaxing or entertaining.

With its unusually large footprint for this road, superb location, and turnkey condition, no.15 Ella Road is a must-see property to fully appreciate the size and quality on offer.

Services – We believe that all mains' services are connected to the property.

Local authority – Norwich City Council.

Council tax band A.

LOCATION

Ella Road is situated within walking distance of local shopping and transport facilities and close to the centre of Norwich. This is an excellent opportunity to acquire a terraced house ready for immediate occupation.

DIRECTIONS

Proceed out of Norwich via the inner ring road along Barrack Street. At the roundabout and take the third exit onto Riverside Road. After the speed camera on the left take the next left turn onto Rosary Road and continue up the hill. Take the next left turn onto St. Leonards Road and then the next right into Ella Road. The property is located on the left hand side and there will be a Brown&Co board outside the property.

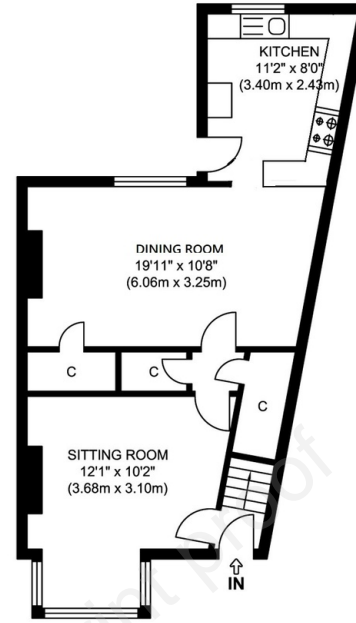
AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

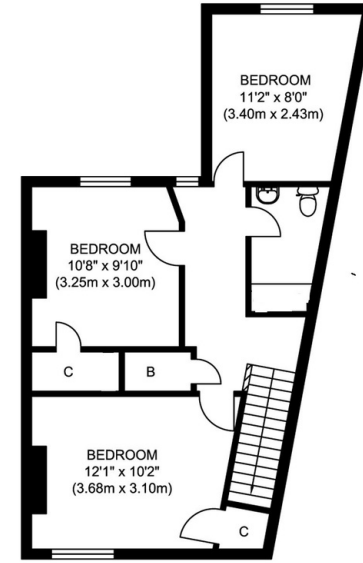
(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich office. Tel. 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 1082.84 SQ.FT. (100.60 SQ.M.)

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Illustration for identification purposes only, measurements are approximate, not to scale.

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Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

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Property and Business Consultants