





25 | Attelsey Way | Norwich | NR5 9EP

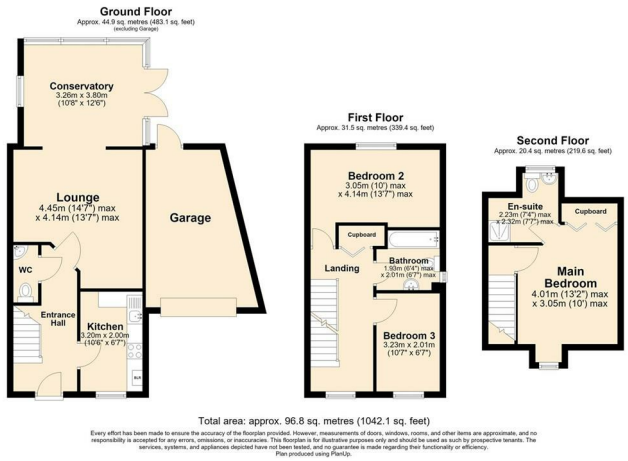
£1,400 PCM

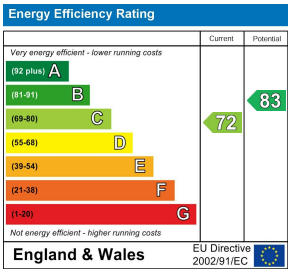
BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT











Description

This three bedroom end terraced townhouse is situated in a popular residential location in Bowthorpe, offering over 1,010 sq ft of accommodation arranged over three floors. The property features a kitchen with integrated appliances, a well proportioned lounge opening into a conservatory with access to the rear garden, a ground floor WC and first floor family bathroom. The main bedroom occupies the top floor and benefits from its own en-suite and storage.

Further benefits include gas central heating, double glazing, a single garage, off-road parking and an enclosed, low-maintenance rear garden with raised decking. Conveniently positioned for local schools, amenities, the Norfolk and Norwich University Hospital, UEA and major road links.

Key features

- Three bedroom end terraced townhouse arranged over three floors
- Top floor main bedroom with en-suite and storage
- Spacious lounge opening into a 12'6 conservatory
- Gas central heating and double glazing throughout
- Single garage and off-road parking
- Over 1,000 sq ft of well proportioned accommodation
- Kitchen with a range of integrated appliances
- Ground floor WC and first floor family bathroom
- Enclosed, low-maintenance rear garden with raised decking
- Available Now

Council Tax Band & Local Authority: C, Norwich
Deposit Required: £1,615

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

Butterfly Lettings | 6 Church Lane | Eaton | NR4 6NZ
hello@butterflylettings.co.uk
www.butterflylettings.co.uk
01603 870870

The Property Ombudsman
arla | propertymark PROTECTED

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN