



**Harmer Road, Norwich, NR3 3QF**

**welcome to**

**Harmer Road, Norwich**

This THREE BEDROOM TERRACED IN A SOUGHT AFTER NR3 POSTCODE is the perfect buy for a first time buyer investor or those looking to upsize!!  
Call the office to book your viewing now !!



## Description

This THREE BEDROOM TERRACED IN A SOUGHT AFTER NR3 POSTCODE is the perfect buy for a first time buyer investor or those looking to upsize. On the ground floor there is the light-filled living room, following to the rear, the modern fitted kitchen offers ample storage, a breakfast bar, and access to the family bathroom. The bathroom is equipped with a walk-in shower, toilet, and basin.

A sizeable conservatory extends from the back of the property, complete with plumbing for a washing machine. From here, doors open out to a decked terrace overlooking the fully enclosed garden.

Upstairs, the landing leads to three bedrooms. The spacious main bedroom spans the width of the house, featuring built-in storage. The two additional bedrooms sit to the rear, both overlooking the garden.

Outside, the property benefits from off-road parking with potential for two spaces, as well as a fully enclosed rear garden with multiple storage sheds neatly positioned at the back.

## Lounge

14' 4" Max x 11' 4" Max (4.37m Max x 3.45m Max)  
Double glazed window to front, Wood flooring, Brick fireplace with decorative radiator in front, radiator.

## Kitchen

11' 6" Max x 9' 3" Max (3.51m Max x 2.82m Max)  
Tiled Flooring, range of Wall and Base units, Space for Fridge Freezer, Stainless steel sink and strainer, Oven with Gas hob. Radiator.

## Conservatory

15' 6" Max x 9' Max (4.72m Max x 2.74m Max)  
Laminate flooring, Double doors to rear, space for washing machine/tumble dryer. Double Glazed Windows to rear.

## Bathroom

Vinyl Flooring, walk in electric shower, WC, Hand wash basin, partially tiled walls. Radiator.

## Bedroom 1

17' 3" Max x 10' Max (5.26m Max x 3.05m Max)  
Laminate flooring, Radiator, Double glazed window to front aspect, storage space.

## Bedroom 2

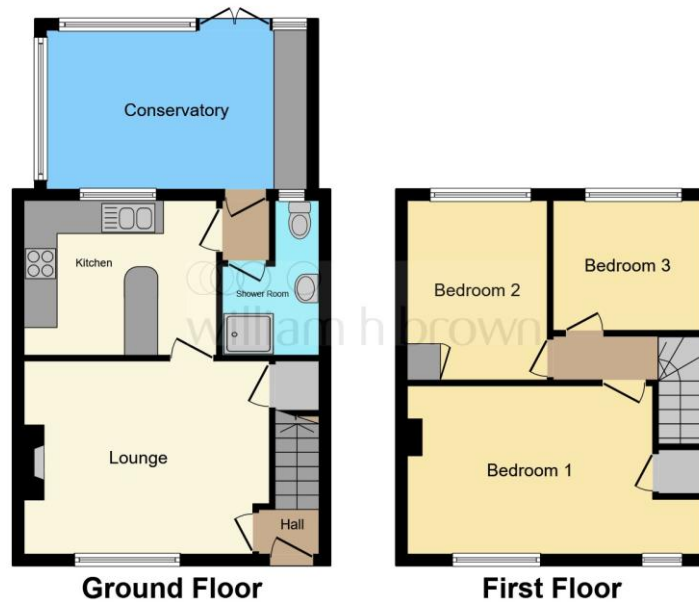
10' 8" Max x 8' 7" Max (3.25m Max x 2.62m Max)  
Double glazed window to Rear aspect, Radiator, laminate flooring.

## Bedroom 3

9' Max x 7' 8" Max (2.74m Max x 2.34m Max)  
Double glazed window to rear aspect. Laminate flooring, Radiator.

## Outside

To the front there is a driveway suitable for two cars, to the rear a full enclosed low maintenance shingle garden with a rear access gate. In addition to this there is a raised decking area to the rear of the house.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Harmer Road, Norwich

- Fully enclosed rear garden with multiple storage sheds
- A sizeable conservatory
- Modern fitted kitchen with breakfast bar.
- Perfect buy for a first time buyer investor or those looking to upsize.
- Three bedroom terraced in a sought after NR3 postcode

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: B

# £205,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR142096 - 0006

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