



**Watling Road, Norwich, NR7 9TG**



**welcome to**

## **Watling Road, Norwich**

Charming three-bedroom mid-terrace house in a prime NR7 location near local amenities, excellent schools, and convenient transport links, this property presents an exceptional opportunity for families looking to settle in a vibrant and welcoming community.



## Lounge

19' 6" x 10' 11" ( 5.94m x 3.33m )

Double glazed window to front aspect, laminate flooring and radiator.

## Kitchen

14' 3" x 8' 2" ( 4.34m x 2.49m )

Double glazed window to front aspect, range of wall and base units, two bowl stainless steel sink, tiled splashback, vinyl flooring, radiator, space for fridge/freezer and cooker.

## Utility Room

4' 9" x 8' 2" ( 1.45m x 2.49m )

Double glazed window to rear aspect, vinyl flooring and plumbing for washing machine.

## First Floor

### Bedroom One

13' 7" x 9' 11" ( 4.14m x 3.02m )

Double glazed window to front aspect, carpeted flooring and radiator.

### Bedroom Two

12' 5" x 10' 11" ( 3.78m x 3.33m )

Double glazed window to front aspect, carpeted flooring and radiator.

### Bedroom Three

8' 3" x 11' 7" max ( 2.51m x 3.53m max )

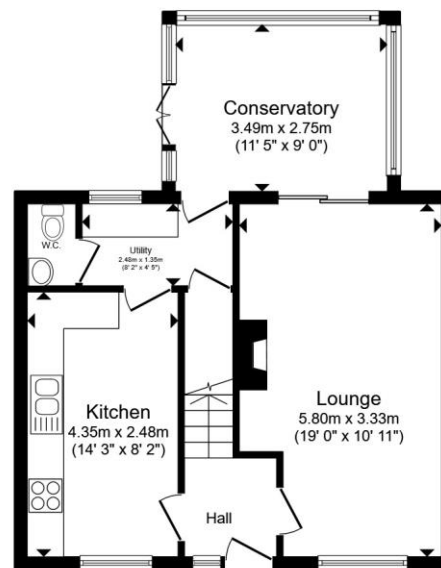
Double glazed window to rear aspect, carpeted flooring and radiator.

## Bathroom

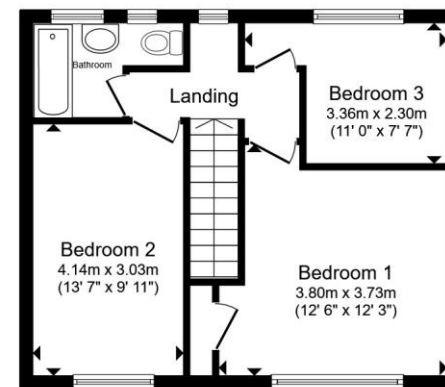
Double glazed window to rear aspect, bath tub with shower over, toilet, wash hand basin and laminate flooring.

## Exterior

Shingle driveway to front and fully enclosed rear garden mainly laid to lawn.



Ground Floor



First Floor

Total floor area 89.3 m<sup>2</sup> (961 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## **Watling Road, Norwich**

- Driveway parking
- Popular NR7 location
- Good size enclosed rear garden
- Conservatory
- Three generous bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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