

Ben Allman
Estate & Letting Agents



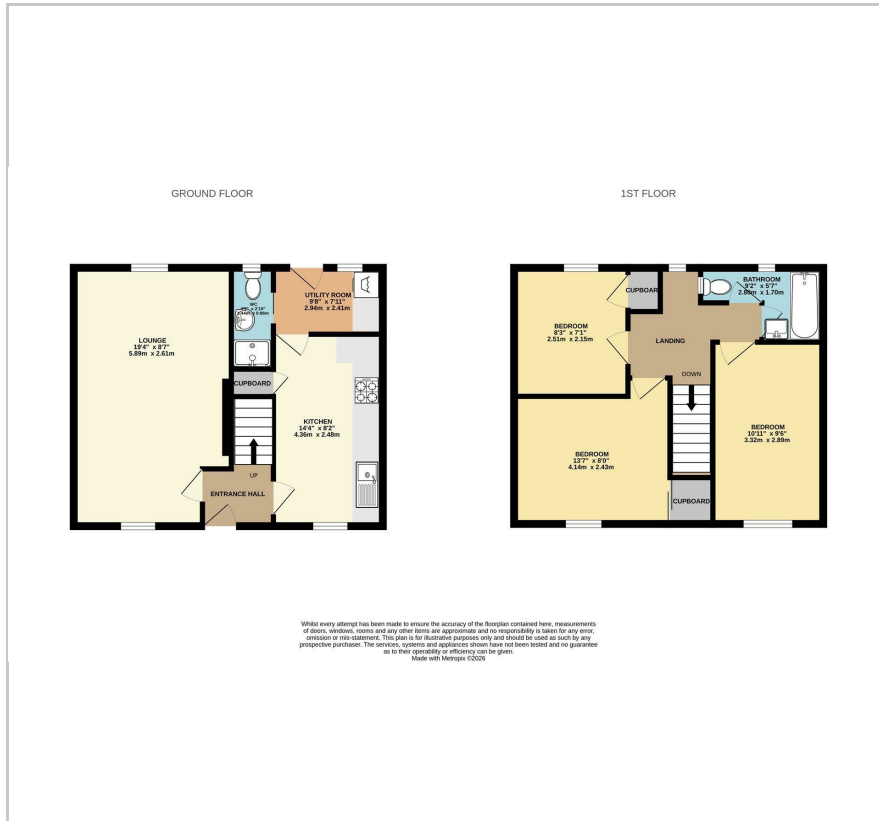
26 Paine Road

, Norwich, NR7 9UN

Guide price £230,000



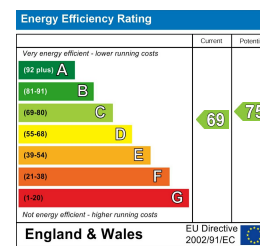
Floor Plan



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.

- Guide Price: £230,000 - £240,000
- Two Great Sized Double Bedrooms And A Spacious Single
- Substantial South Facing Rear Garden
- Walking Distance To Good Schools And Local Amenities
- A Great Family Home Or Investment Opportunity
- Three Bedroom Mid Terrace House
- Driveway For Two Cars
- Great Access And Public Transport Into The City Centre
- Combi Boiler And Gas Central Heating
- Offered With No Onward Chain



Located on Paine Road, NR7, this three-bedroom mid-terrace offers a well-balanced layout, driveway parking for two cars and an impressively long rear garden. The property is well positioned for local schools, everyday amenities, and regular transport links into Norwich city centre, making it a solid option for families or investors. Offered with no onward chain.

The property opens into an entrance hall, which naturally separates the main living areas, leading to the living room, kitchen and upstairs.

The living room is a particularly strong feature being generous in size and dual aspect, allowing for plenty of natural light throughout the day. There's ample room for both seating and dining, making it a flexible space depending on how you want to use it.

Across the hall, the kitchen is modern and functional, fitted with an integrated electric oven and gas hob, along with good worktop and storage space. An understairs cupboard, accessed from here, provides useful additional storage. To the rear, the kitchen leads into a separate utility room, which keeps laundry appliances and the combi boiler tucked away and out of the main living space.

From the utility room, there is access to a downstairs shower room, complete with a shower, hand wash basin and W/C, practical for guests or day-to-day family use.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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