

Ben Allman  
Estate & Letting Agents



121 Waterloo Road

, Norwich, NR3 1EG

Guide price £180,000



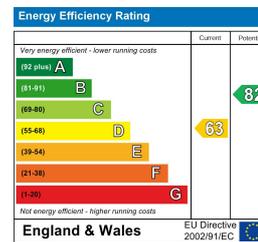
## Floor Plan



## Area Map



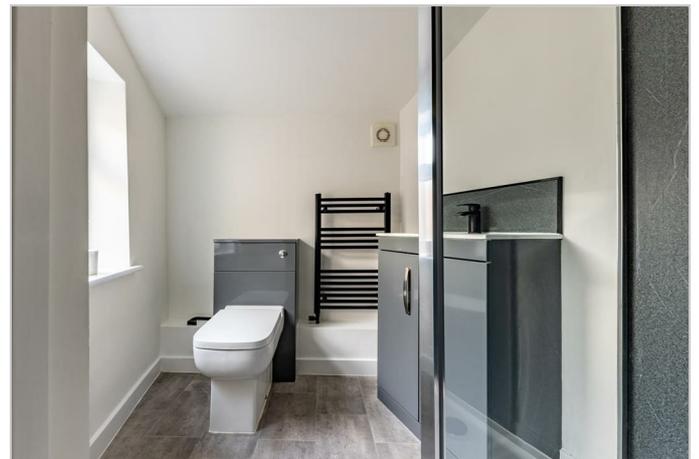
## Energy Efficiency Graph



## 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 £180,000 - £190,000
- No Onward Chain
- Upgraded Kitchen/Dining Room In 2022
- Upgraded En-Suite Shower Room In 2022
- New Combi-Boiler Installed In 2022
- Small Courtyard To Rear
- Two Brick-Built Outbuildings; One With Plumbing And One With Power Connected
- Walking Distance To Local Amenities
- Double Galzed Throughout
- EPC - D



A charming and quirky two-bedroom terraced home that has undergone extensive upgrades within the last four years. Ideally positioned on Waterloo Road, this well-presented property is perfect for first-time buyers, downsizers, or investors seeking a ready-to-move-into home.

The ground floor features a welcoming sitting room leading through to a contemporary open-plan kitchen/dining room, thoughtfully updated to maximise space. Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room.

To the rear, the property offers a small enclosed courtyard and two versatile outbuildings, complete with plumbing and power.

Offered to the market with no onward chain, this delightful terrace is ready for immediate occupancy.



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.