



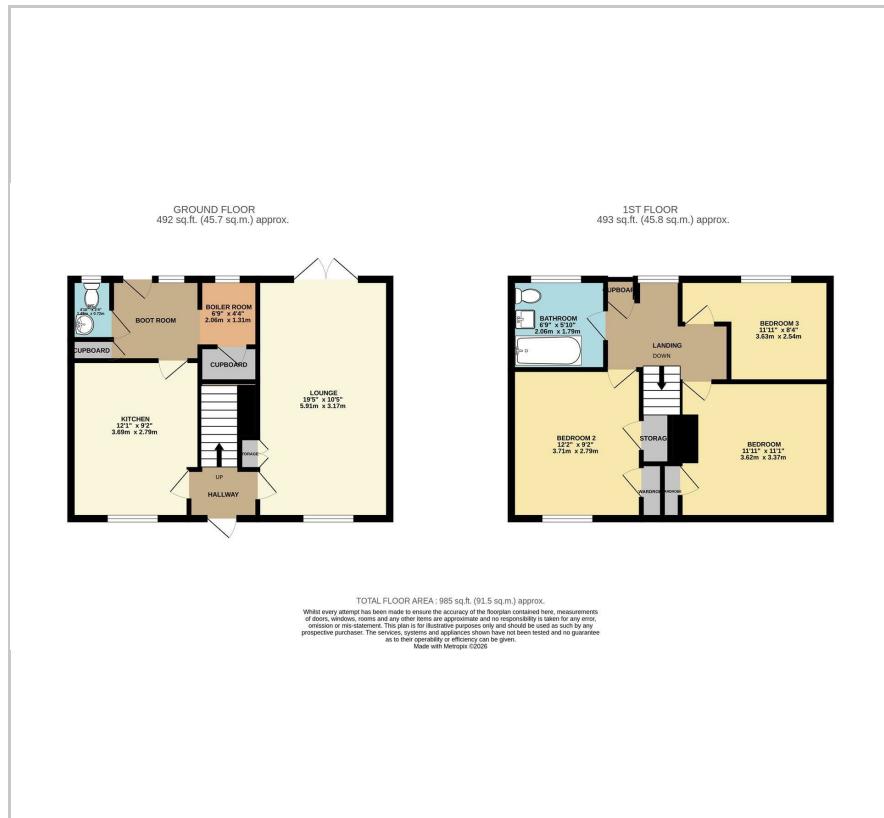
88 Coleburn Road

, Norwich, NR1 2NZ

Guide price £265,000



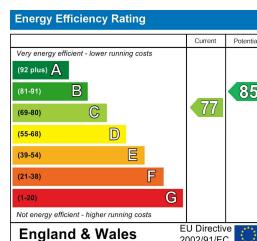
## Floor Plan



## 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.

- No Onward Chain
- Fully Upgraded Air Source Central Heating System
- Solar Panels Installed
- Three Double Bedrooms Off-Landing
- First Floor Bathroom With Additional Ground Floor WC
- Approx. 6m Sitting Room With French Doors Leading To Rear Garden
- Modern Kitchen
- Boot Room And Boiler Room With Rear Access
- Large Rear Garden Mainly Laid To Lawn With Rear Vehicle Access
- EPC Rating - C (Report Carried Out Pre-Air Source Heating Installation and Solar Panels)



Offered with no onward chain, this attractive and energy-efficient 1950s semi-detached home benefits from a recently installed air source central heating system and solar panels.

The accommodation begins with a generous sitting room measuring approximately 6 metres in length, featuring French doors that open directly onto the rear garden and provide excellent natural light. A modern fitted kitchen sits alongside a convenient ground floor WC, while additional practical spaces include a boot room, boiler room and several well-planned storage areas.

To the first floor are well-proportioned bedrooms, a family bathroom and further useful storage. The first floor is predominantly laid with original timber flooring, with bedroom laid to carpet.

Externally, the home enjoys a large rear garden that is mainly laid to lawn and includes two timber sheds for storage. Gated access allows for rear vehicle entry.



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