

Ben Allman
Estate & Letting Agents



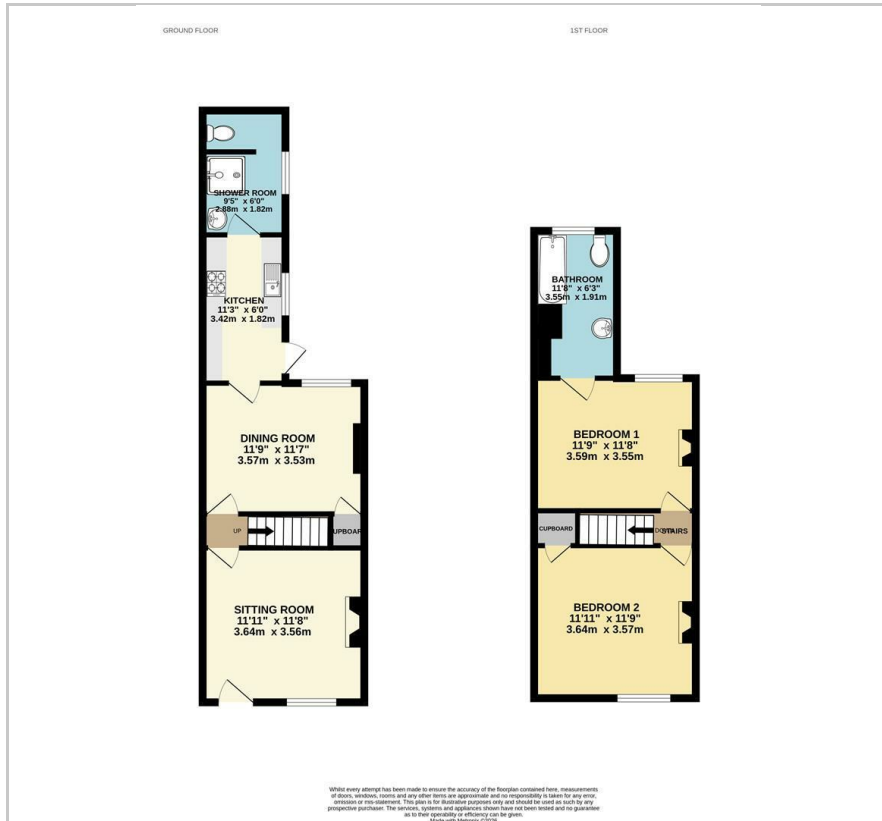
17 Sprowston Road

, Norwich, NR3 4QL

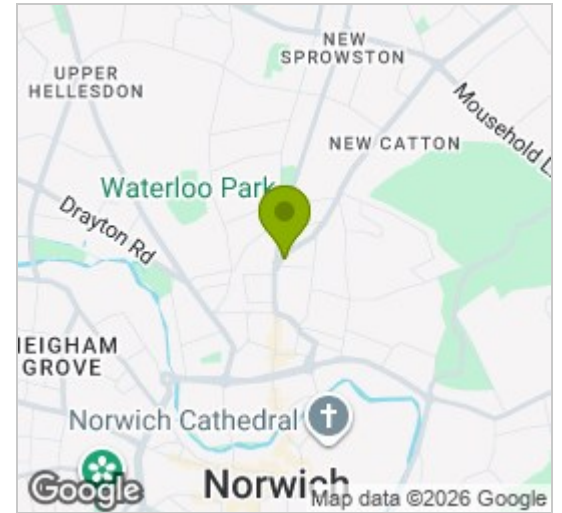
£195,000



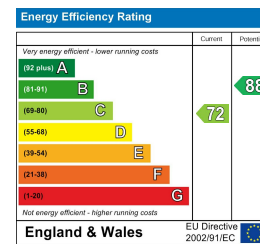
Floor Plan



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.

- Two Bedroom Victorian Terrace
- En-Suite Bathroom
- Spacious Dining Room
- Bisected Garden
- On Street Permit Parking
- Downstairs Family Shower Room
- Great Local Amenities And Pubs
- Both Bedrooms Are Generous Doubles
- Walking Distance To The City Centre
- No Onward Chain



Situated on Sprowston Road in the heart of NR3, this well-presented two-bedroom Victorian terrace offers spacious accommodation across two floors and benefits from two bathrooms, making it an ideal first-time purchase or investment opportunity.

To the front of the property is a small enclosed garden setting the home back from the road. Entering inside, the property opens into a spacious living room with ample room for a variety of furnishing arrangements and a bright, welcoming feel.

Beyond the living room is the separate dining room, offering additional reception space and benefitting from a useful storage cupboard beneath the stairs. To the rear, the galley-style kitchen comprises a range of wall and base units, integrated oven and hob, sink with drainer and plumbing for a washing machine and dishwasher.

Completing the ground floor accommodation is the family shower room, fitted with a three-piece suite including shower cubicle, hand wash basin and WC.

Upstairs, the property offers two generously sized double bedrooms. The principal bedroom benefits from a built-in wardrobe providing useful storage space, while the second bedroom to the rear enjoys the added advantage of an ensuite bathroom fitted with a bath and shower over, hand wash basin and WC.



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.

2B Sprowston Road, Norwich, Norfolk, NR3 4QN
Tel: 01603 555577 Email: enquiries@baela.co.uk www.baela.co.uk