

Ben Allman
Estate & Letting Agents

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FOR SALE
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61 Eade Road

, Norwich, NR3 3EH

Guide price £225,000



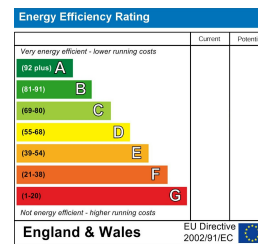
Floor Plan



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
- Three Double Bedrooms - All Larger Than Average Thanks To Additional Space Over-The-Passage
- Freshly Painted Throughout
- Walking Distance To City Centre
- All White Goods Can Be Included As Part Of The Sale
- Over-The-Passage Victorian Terrace House
- Large Enclosed Rear Garden Beyond The Right-Of-Way With A Summerhouse
- Roof Re-Tiled In 2019
- Permit Parking For Residents
- EPC Rating - TBC - Combi Boiler Installed 2018



Offered with no onward chain, this charming three-bedroom Victorian terrace stands out for its over-passage design, providing noticeably more space than typically found in similar houses.

Boasting excellent kerb appeal, this attractive double-fronted home sits behind an enclosed front garden with mature hedging and a freshly painted, crisp white rendered façade. Step inside and you are greeted by two bright and airy reception rooms. To the rear, a galley kitchen is fully equipped with white goods, which can be included as part of the sale, alongside a bathroom and a useful lean-to area offering access to the garden.

Upstairs, the landing gives direct access to two particularly large double bedrooms, benefiting from the additional width created by the over-passage layout. The front bedroom has been thoughtfully arranged with a partition wall and sliding doors, providing a flexible room which could be used as a walk-in wardrobe, dressing room or home office, with further storage beyond. The rear bedroom is equally generous and features built-in wardrobes, along with access to the third bedroom. Unusually, this room exceeds the typical "box room" proportions and comfortably accommodates a double bed, again thanks to the added over-passage space.

Externally, the property offers a paved courtyard leading to a shared right of way, beyond which is a generous and enclosed lawn garden complete with a summerhouse.

The property has been the subject of various improved in recent years, including a re-tiled roof in 2019, an upgraded boiler installed in 2018 and fresh decoration throughout.



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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