

Ben Allman
Estate & Letting Agents



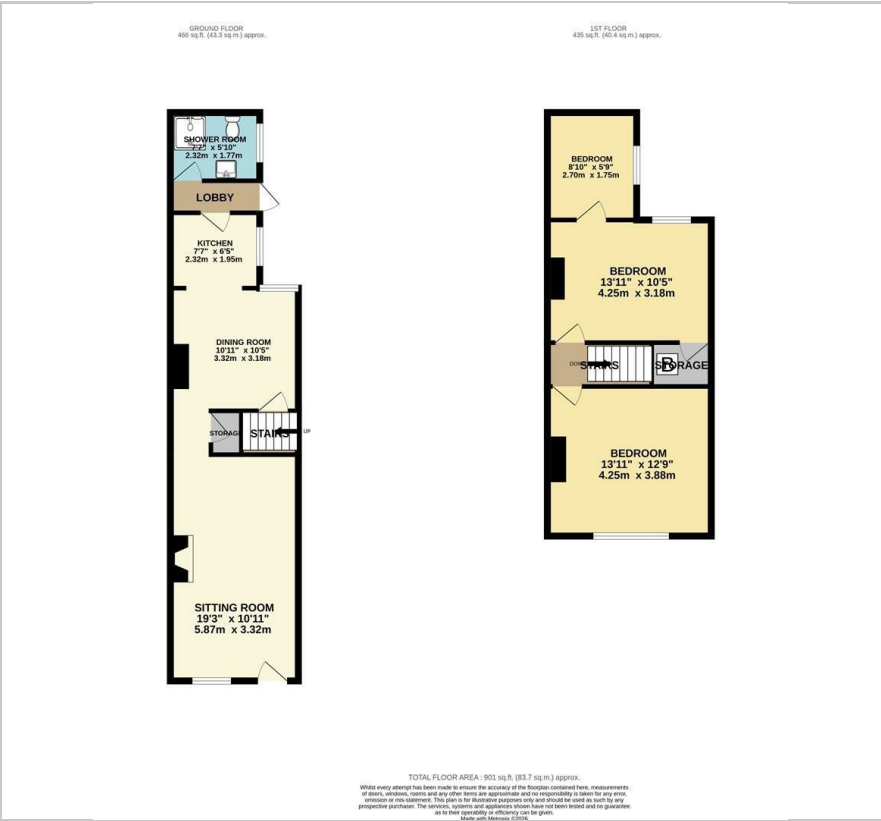
62 Stafford Street

, Norwich, NR2 3BD

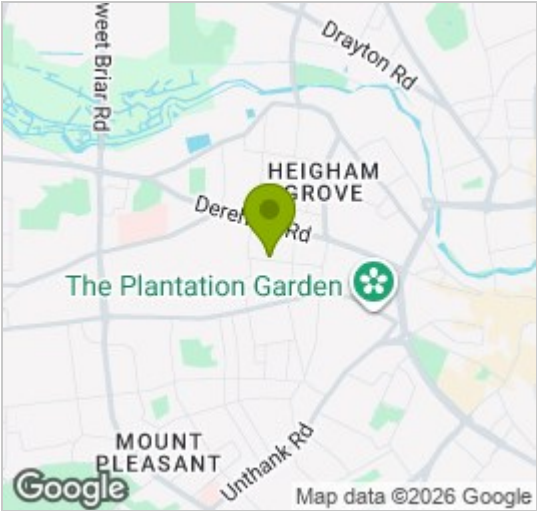
Offers in excess of £260,000



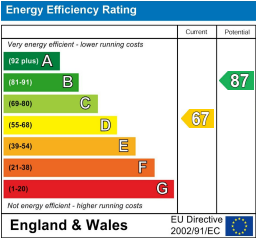
Floor Plan



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 £260,000 - £270,000
- Over-The-Passage Victorian Terrace
- Modernised Ground Floor Shower Room
- Enclosed Rear Garden Beyond The Neighbours' Right-Of-Way
- Non-Permit Parking
- Vendors Have Found
- Extended To Front, Creating A Generous Sitting Room
- Beautifully Designed Open-Plan Kitchen/Dining Room
- Two Generous Double Bedrooms Which Are Approx. 4.25m Wide Due To Being Over-The-Passage
- EPC Rating - D



Guide Price £260,000 - £270,000 Bursting with charm and enhanced by thoughtful modern updates, this beautifully renovated over-the-passage, mid-terrace home offers generous and versatile living space in the heart of Norwich's ever-popular Golden Triangle. An extension to the front has created a notably large and inviting sitting room, positioned behind a small-paved and enclosed front garden.

To the rear, the home opens into a contemporary open-plan kitchen and dining area, creating an excellent use of the space for those who enjoy cooking and entertaining. The ground floor is completed by a sleek and stylish shower room, separated by a useful lobby area. Upstairs, there are two well-proportioned double bedrooms, each extending to approximately 4.25 metres, alongside a third bedroom to the rear that has been beautifully designed as a nursery, though it would also suit a home office or dressing room.

Externally, the property benefits from an enclosed rear garden located beyond a shared right-of-way, complete with a timber storage shed. While there is a pedestrian right-of-way to the rear, the garden itself remains enclosed.

Ideally positioned within the Golden Triangle, the property is surrounded by a vibrant mix of independent pubs, cafés and local amenities, all while being just a short walk from Norwich city centre. There is non-permit street parking, a modern gas central heating system and uPVC double glazing 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 firms employment has the authority to make or give any representation or warranty in respect of the property.