

Ben Allman
Estate & Letting Agents



81 Lawson Road

, Norwich, NR3 4LE

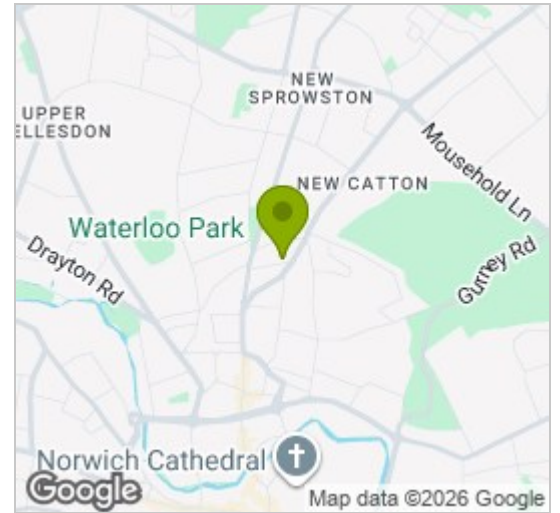
Offers in excess of £240,000



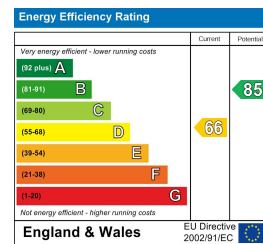
Floor Plan



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
- Extensive Bisected Rear Garden Circa 95 Feet Long
- Recently Modernised Throughout Circa Five Years Ago
- Wood Burning Stove And Gas Combi Boiler Installed Circa Five Years Ago
- On Street Permit Parking
- Front Garden Can Be Converted To A Driveway Subject To Planning Permission
- Separate Utility Room
- Insulated And Part Boarded Loft With Ladder
- Walking Distance To An Array Of Amenities And The City Centre
- Vendors Have Found

Situated on the ever-popular Lawson Road in the heart of NR3, this charming two-bedroom Victorian mid-terrace offers a blend of character features and modern finishes, all within easy reach of local amenities, schools, transport links and Norwich City Centre.

To the front of the property is an attractive lawned garden enclosed by a low wall with mature shrubs providing a welcoming approach.

Entering into the living room, the property showcases its character with oak flooring and a wood burner installed in 2022, creating a cosy yet stylish living space. The accommodation continues through to a modern fitted kitchen comprising a range of wall and base units, gas oven and hob, integrated fridge freezer and continued oak flooring.

Beyond the kitchen is a separate utility room with floor-to-ceiling tiling, plumbing for a washing machine and a door leading out to the rear garden. The bathroom is accessed from the utility and features a fully tiled surround, three-piece suite comprising bath with shower over, hand wash basin and WC.

Upstairs, the generous main bedroom is carpeted and benefits from a cast iron fireplace, while the second bedroom offers flexibility as either a smaller double or spacious single room and includes fitted wall cupboard storage. A loft hatch with ladder provides access to the insulated and part-boarded loft space.



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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