

39 Lion Wood Road, Norwich

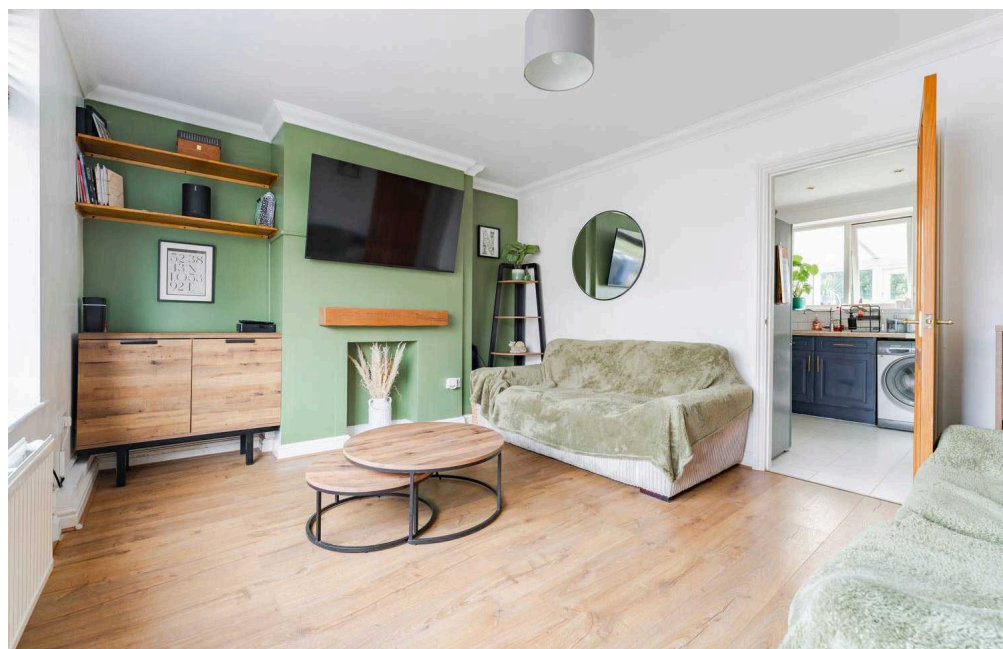
£230,000 Freehold

This three bedroom terraced house presents a rare opportunity to acquire a modern and well-appointed residence in a sought-after location. With its spacious layout, contemporary design, and convenient amenities, this property is ideal for those seeking a comfortable and stylish home or a lucrative investment opportunity. Don't miss out on the chance to make this wonderful property your own and experience the best of city living in a peaceful setting.

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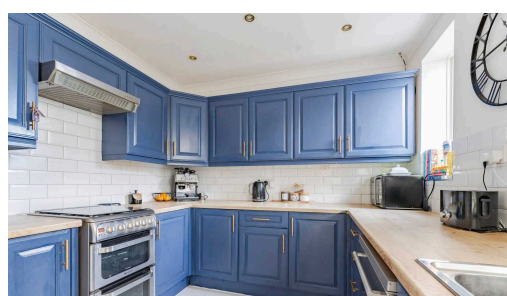
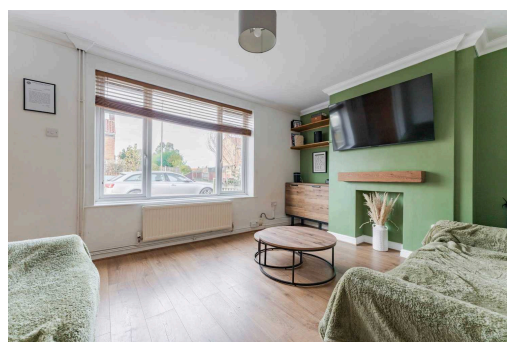
The property is located within just a short walk from the centre of Norwich, the popular medieval city and the heart of East Anglia. The train station is within walking distance of this property and offers easy access to an array of places such as London and Cambridge. The city provides lively night life, cultural and social activities as well as a great shopping experience. Local shopping facilities, supermarkets, public houses, and a range of parks are all within a close range. Also, within close proximity to the University of East



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LION WOOD ROAD

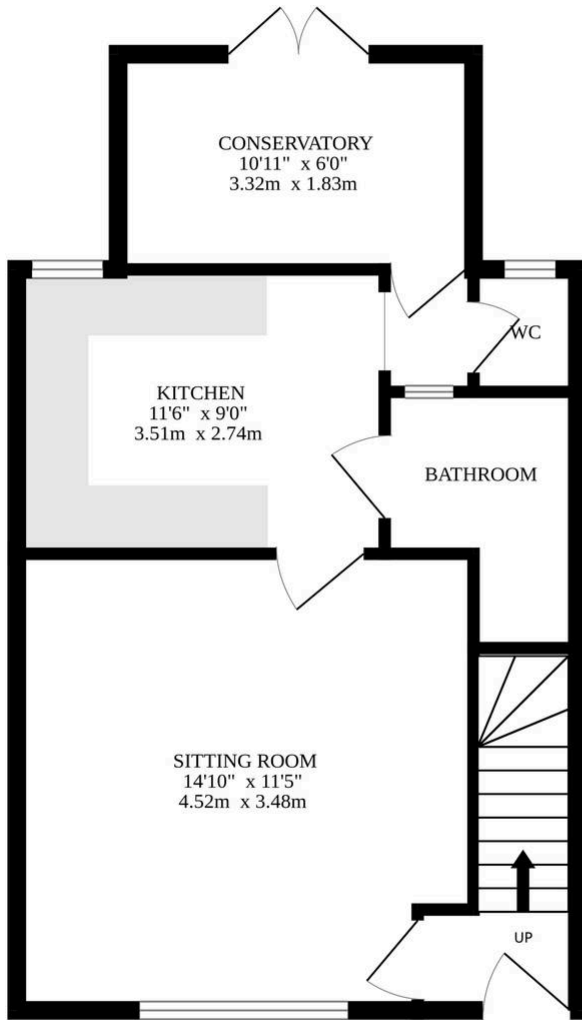
Upon entering, you are greeted by a comfortable sitting room bathed in natural light, creating a warm and inviting ambiance for gathering with loved ones. The well-equipped kitchen is fitted with units and appliances to enhance your cooking experience. Offering ample amount of storage and counter-top space for meal preparation. One of the highlights of this property is the sun-lit conservatory that extends the living space, allowing you to enjoy the outdoors within the comfort of your home. Positioned on the ground floor is a bathroom and a WC, accommodating all residents in the household.

Ascend to the first floor where you will encounter three double bedrooms, each offering ample space and flexibility to cater to a variety of needs. Whether utilised as a guest room, home office, or personal sanctuary, these bedrooms provide an inviting space for all residents.

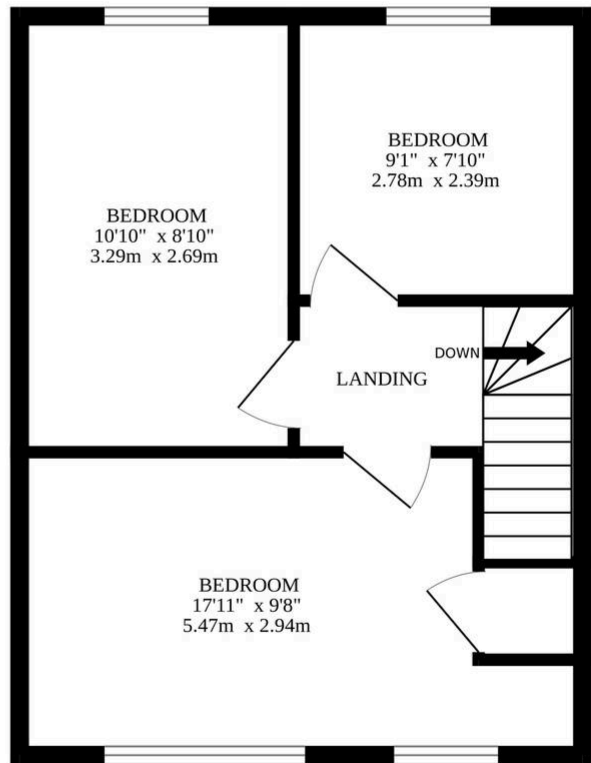
Towards the rear is a well-maintained garden offering endless possibilities for outdoor activities and enjoyment. The patio area is suitable for your outdoor seating arrangements during the summer months. With the addition of a wooden shed, ideal for storing your garden equipment. Overall, it is fully enclosed so you can enjoy in seclusion. For added convenience, the property benefits from a driveway, providing off-road parking for multiple vehicles.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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