



59 Marlborough Road, Norwich - NR3 4PL

£250,000 - £260,000 Freehold

Welcome to this 2-bedroom mid-terraced house that is set apart from other properties in the area, located in a convenient area with easy access to transport links to Norwich city centre and surrounding areas. Offering a comfortable living space, it features practical storage, a well-equipped kitchen, and a garage with a parking space. The property also has an ensuite in addition to the family bathroom. With its modern amenities and functional layout, this property is ideal for those looking for a well-connected and practical home.

Location

This well-established residential street is known for its characterful homes and easy access to local amenities. Situated just a short distance from the city centre, residents enjoy easy access to various shops, restaurants, and leisure facilities. The area is well-served by public transport, with bus routes connecting to key parts of Norwich. The property is also a short walk to the train station, in addition to the existing transport links. Local schools, such as Magdalen Gates Primary, are within walking distance, making it a convenient location for families.



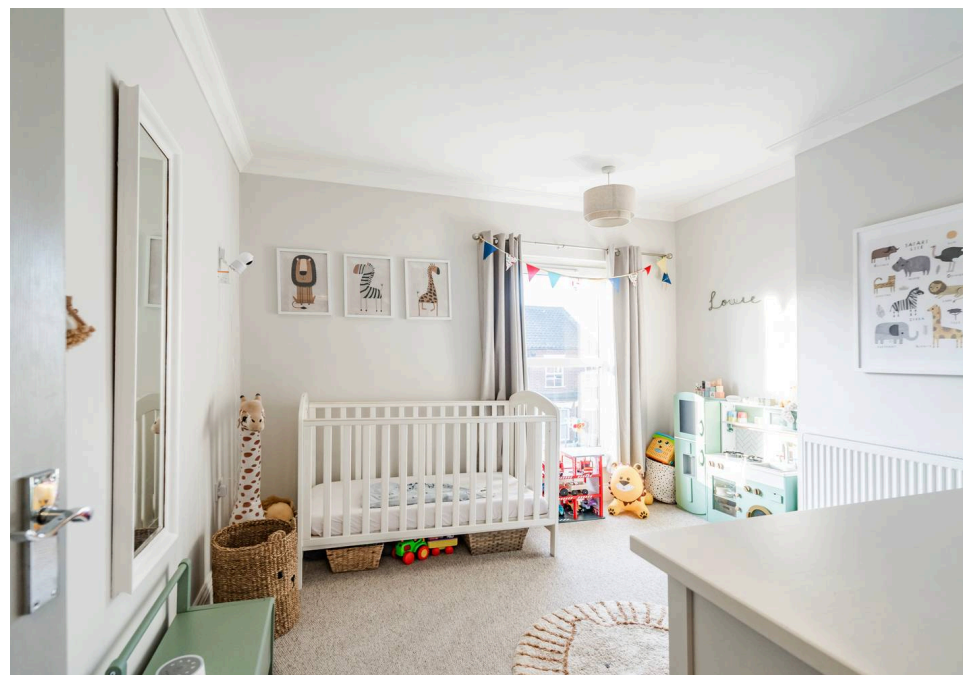
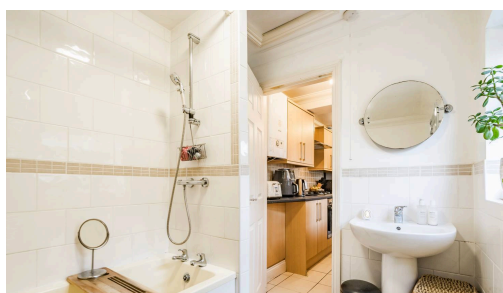
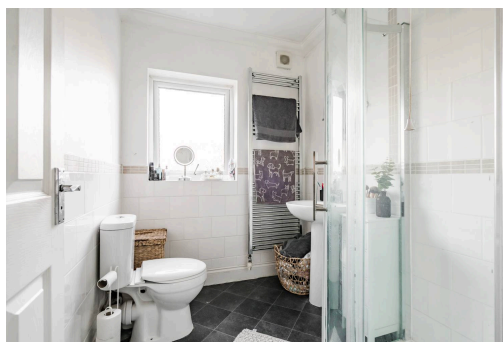
Agents notes

We understand the property will be sold freehold, connected to mains services water electricity, gas and drainage.

Heating system -Gas central heating

Parking permit

Council Tax Band- A



Marlborough Road, Norwich

As you step through the porch, you are greeted by a cosy lounge area with built-in cupboards, providing ample storage for your belongings. The adjacent dining room offers a designated space for family meals and entertaining guests, creating a seamless flow from one room to the next.

The well-equipped kitchen boasts built-in cupboards and ample counter space, allowing you to prepare meals with ease. A bathroom on this floor features a bath with an overhead shower attachment, adding convenience to your daily routine.

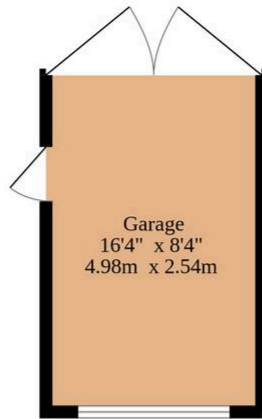
Upstairs, you will find two bedrooms, both with built-in cupboards offering additional storage options. The second bedroom benefits from an ensuite with a shower, providing privacy and comfort for guests or family members staying over.

Throughout the property, double-glazed windows and radiator heating ensure a comfortable living environment all year round.

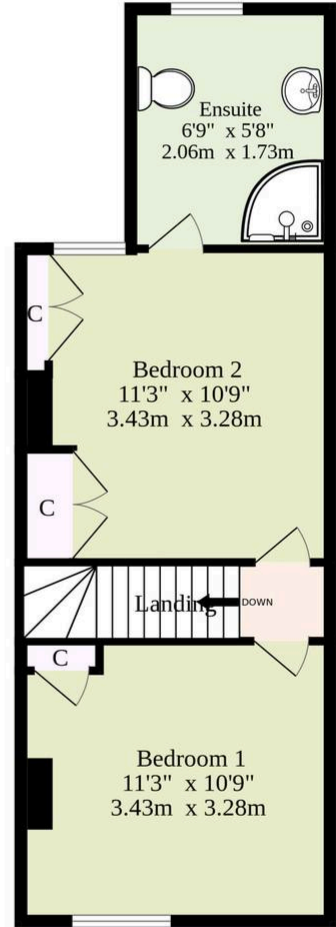
The property features an enclosed rear garden that gets plenty of sun. It also benefits from a garage and a parking space, ensuring secure and convenient parking options.



Ground Floor
569 sq.ft. (52.9 sq.m.) approx.



1st Floor
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

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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