

propertyladder



Millers Lane, Norwich, NR3

An Extended Three Bedroom Mid Terrace Home - No Onward Chain!

OFFERS IN EXCESS OF **£215,000** FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

YOUR CHAIN-FREE CANVAS AWAITS HERE!

Offered chain free, this extended mid terrace home presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes!

Situated within the ever-popular NR3 postcode, the property offers well proportioned accommodation throughout, beginning with a practical utility room to the front, which houses the gas combi boiler installed in 2022, alongside a convenient ground floor WC and a generously sized fitted kitchen. To the rear, the spacious lounge/diner has been extended to provide additional living space, with views overlooking the garden. Upstairs, there are three bedrooms accessed from the landing, further complete with a family shower room.



“ rear garden can be accessed directly from the house as well as via a gated rear entrance ”



Overview

- Extended Living Accommodation
- Three Bedrooms Off Landing
- Ground Floor WC & First Floor Shower Room
- No Onward Chain
- Utility Room Housing 2022 Fitted Boiler
- Enclosed Low Maintenance Garden
- On Street Non-Permit Parking
- Spacious Fitted Kitchen
- Opportunity To Modernise & Further Improve





Location

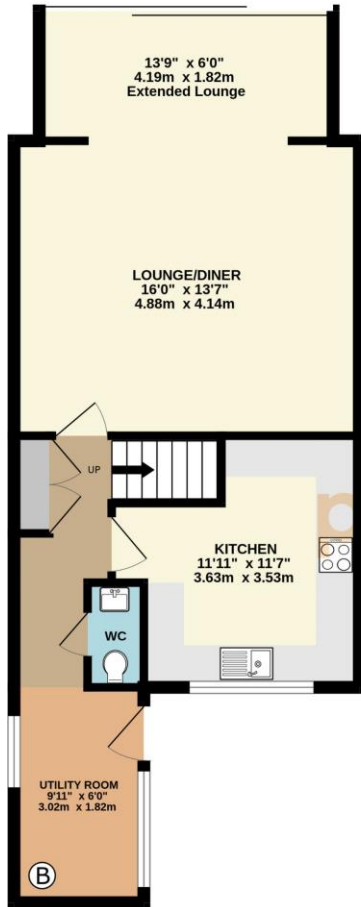
Millers Lane is situated in the popular NR3 postcode of Norwich, a well established residential area known for its strong sense of community and excellent local amenities. Located just off Angel Road, the property enjoys easy access to a range of everyday conveniences including supermarkets, independent shops, cafés, pubs and restaurants. Families are well served by several nearby schools, including Angel Road Infant and Junior Schools and Sewell Park Academy, while local parks and green spaces provide opportunities for recreation and outdoor activities. Norwich city centre is within walking distance, offering an extensive selection of retail, leisure and cultural attractions, and Norwich railway station is approximately 1.5 miles away.



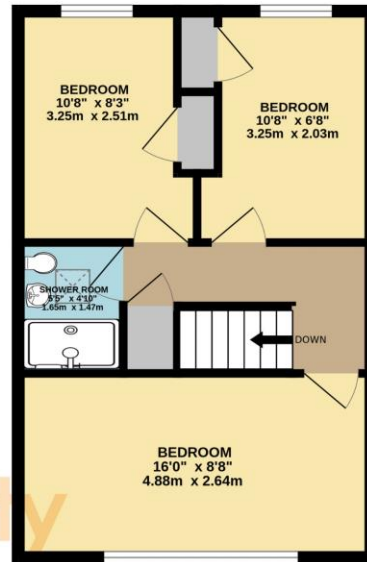
Outside

Outside, the property benefits from both an enclosed front courtyard and a private, enclosed rear garden. The rear garden can be accessed directly from the house as well as via a gated rear entrance, providing added convenience. Designed with ease of maintenance in mind, the garden predominantly comprises paved and patio areas, complemented by a selection of raised flower beds.

GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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