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## Millers Lane, Norwich, NR3

Well-Presented Three Bedroom Mid-Terrace Home!

**GUIDE PRICE £250,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# NR3 CHARM - CITY CONVENIENCE!

The property opens with a large, welcoming entrance hall providing a real sense of space. The modern fitted kitchen is positioned to the front, offering excellent storage and workspace, alongside a modern and recently renovated ground floor WC. To the rear, the generous living room is a real highlight, bright and airy with sliding patio doors that lead directly onto the garden, creating the perfect flow for everyday living and entertaining. Upstairs, the accommodation continues with three bedrooms, comprising two double bedrooms, and one single, with built in wardrobes to two of the bedrooms, making the home ideal for families, couples or professionals. A family bathroom completes the first floor.



“ a paved patio area leading to a lawn, perfect for summer barbecues and outdoor relaxation ”



## Overview

- Established Mid Terrace Home In NR3
- Spacious Entrance Hall With Storage
- Modern Fitted Kitchen
- Light & Airy Living Room With Sliding Patio Doors
- Three Bedrooms - Two Doubles & One Single
- Family Bathroom & Recently Renovated Ground Floor WC
- Generous Rear Garden With Lawn & Patio
- On Street, Non Permit Parking
- Close To Angel Road, Parks & Schools
- Walking Distance To Norwich City Centre





## Location

The location is another huge advantage. Situated close to local parks, well-regarded schools, independent shops, bars, and eateries, everything you need is within easy reach. The city centre is just a short stroll away, making this a brilliant choice for those who want convenience alongside a strong community feel!

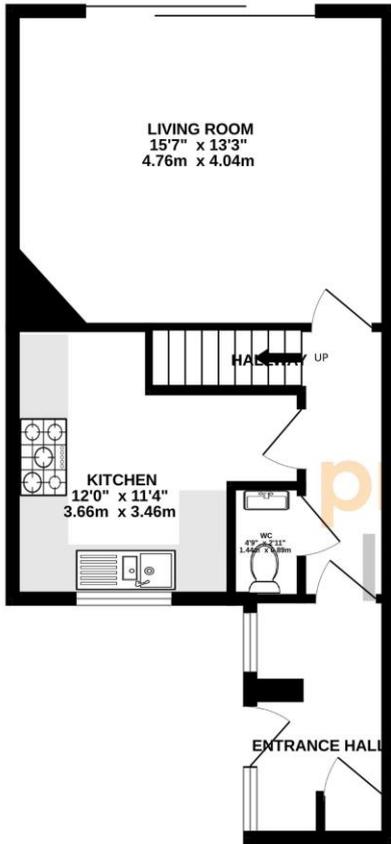


## Outside

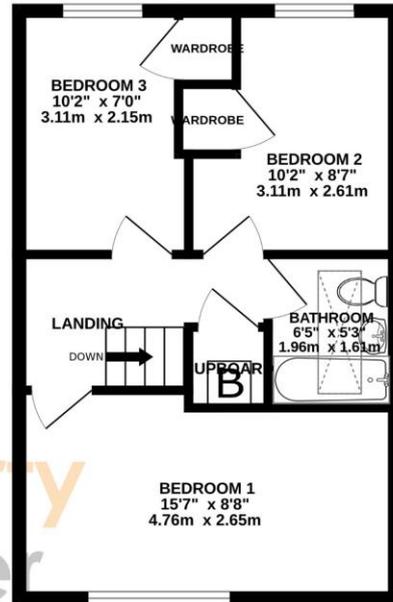
Outside, the good-sized rear garden is a fantastic space to enjoy, featuring a paved patio area leading to a lawn, perfect for summer barbecues and outdoor relaxation. The property benefits from on-street, non permit parking to the front.

Agents Note: This property is a "Wimpey No Fines Construction" home. Whilst the seller had no problems with obtaining a mortgage, you should speak to your mortgage advisor (We have one available should you need some advice) as the property is considered Non-Standard Construction.

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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	65 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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