



Milverton Road, Norwich - NR1 2AR



## Milverton Road

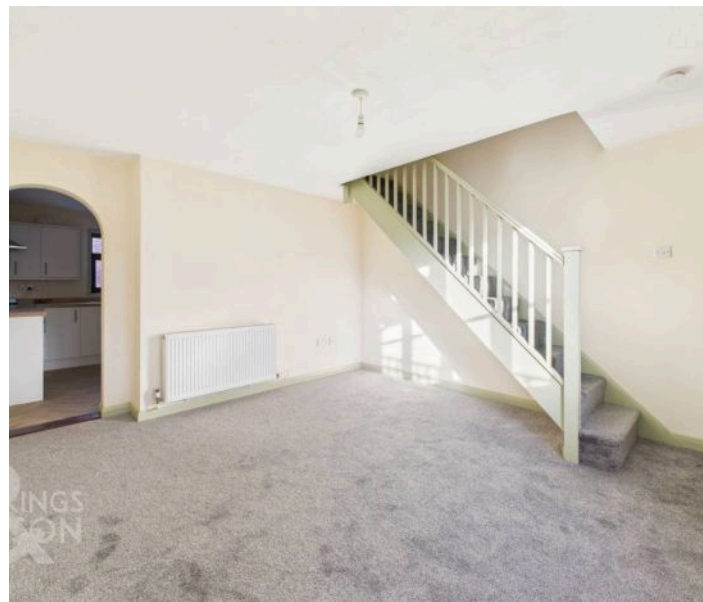
Norwich

This mid-terrace home is TUCKED AWAY on a quiet NO THROUGH ROAD, with OFF ROAD PARKING for several vehicles to front. Having been UPDATED and MODERNISED INTERNALLY, the property is located within WALKING DISTANCE to the CITY CENTRE, and a short drive to the A47. With a porch entrance, the SITTING ROOM extends to 13', with the 12' KITCHEN including space for a dining table and BUILT-IN STORAGE. A separate UTILITY ROOM offers storage to the ground floor. The first floor leads to TWO BEDROOMS off a SPACIOUS LANDING which could create a study space, with a NEWLY FITTED SHOWER ROOM beyond. Having been RE-DECORATED and OVERHAULED, the property is ready for occupation. To the outside, the REAR COURTYARD offers an attractive WALLED BOUNDARY with gated access and STORAGE SHEDS.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Characterful Mid-Terrace Home with a Courtyard Garden
- Updated & Modernised Interior
- Driveway Parking to Front
- Walking Distance to City Centre
- 12' Modern Kitchen with Pantry Storage & Separate Utility Room
- Two Bedrooms
- Re-fitted Shower Room
- Twin Storage Sheds

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### SETTING THE SCENE

Tucked away off of Bracondale, Milverton Road leads to a row of terrace properties with shingle off road parking to front, and access leading to the main entrance door.



## THE GRAND TOUR

Once inside, a porch entrance greets you with tiled flooring underfoot for ease of maintenance, and a timber latch and brace door taking you to the main living space with newly fitted carpet underfoot and stairs rising to the first floor landing. A secondary double glazed window faces to front with an opening to the kitchen/dining room beyond. The modern L-shaped fitted range of wall and base level units offer useful storage with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with glass splash-back and extractor fan. Herringbone style wood effect flooring flows underfoot with matching up-stands and a useful built-in storage cupboard under the stairs. A door takes you to a rear utility room with work surface space providing room for laundry appliances, with built-in storage, wall mounted gas fired central heating boiler, wood effect herringbone style flooring underfoot and a door taking to the rear courtyard.

Upstairs, the carpeted landing offers the loft access hatch and doors to the bedroom and shower room. The main double bedroom sits to the front with fitted carpet underfoot, twin built-in wardrobes and secondary double glazed window to front. The rear bedroom is newly carpeted and includes a useful storage recess to one side. Completing the property is the newly installed shower room with a white three piece suite including a hand wash basin with storage cupboard below, walk-in double shower cubicle with thermostatically controlled shower, aqua-board splash-backs and heated tower rail.

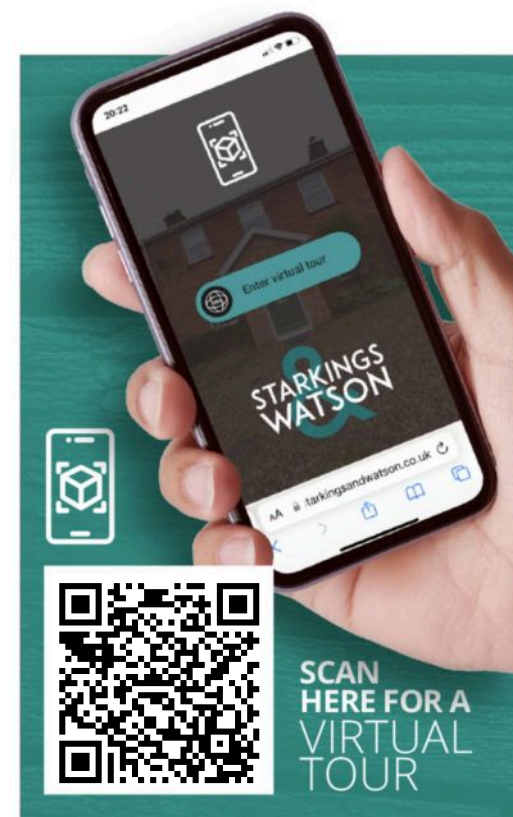
## FIND US

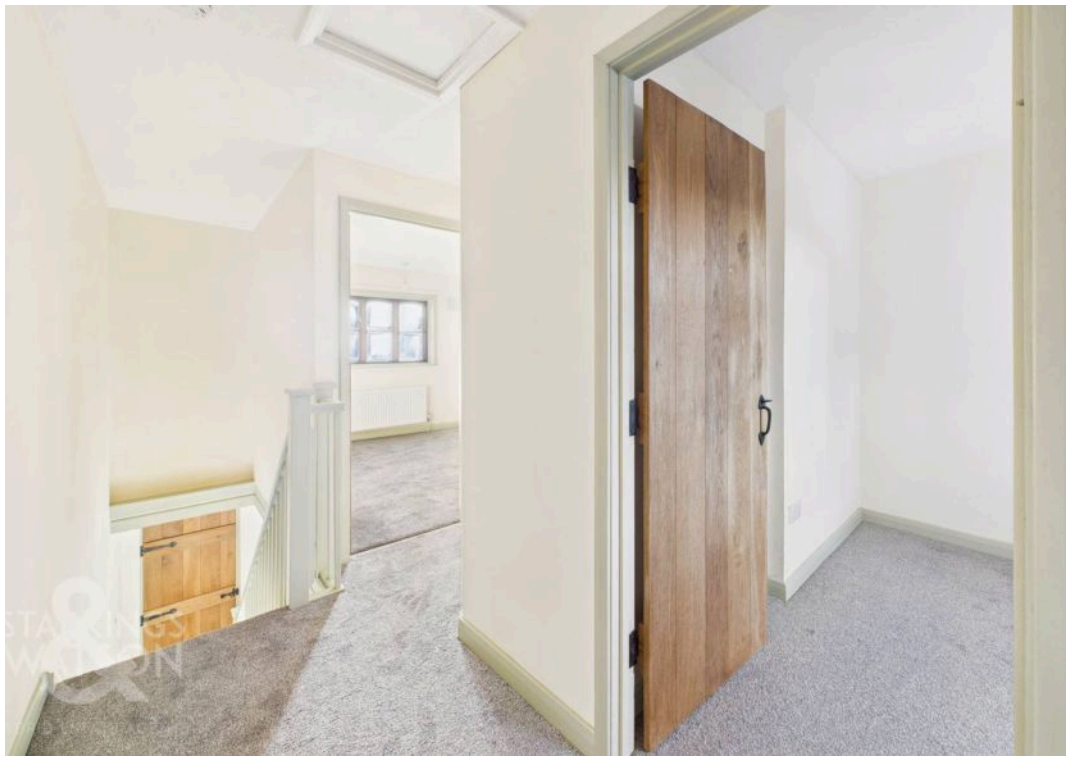
Postcode : NR1 2AR

What3Words : ///effort.adding.punchy

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







## THE GREAT OUTDOORS

The rear courtyard is fully enclosed with brick walling and timber panel fencing, whilst being finished with hard standing underfoot. Twin built-in cupboards offer storage, and a rear secure lockable gate offers access.





**Approximate total area<sup>(1)</sup>**

684 ft<sup>2</sup>

63.5 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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