

## 12 Ten Bell Lane, Norwich

**£340,000 Freehold**

Guide Price of £340,000 to £350,000. No onward chain! Minors & Brady are pleased to present this beautifully maintained modern townhouse in the heart of Norwich City Centre. This well-proportioned three-bedroom home spans three storeys and offers plenty of room for all.

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## Location

Located in Norwich, a vibrant city rich in history and amenities, this townhouse is within walking distance of shopping malls, independent boutiques, restaurants, bars, and cultural attractions such as the Theatre Royal and Norwich Castle. The city also offers excellent transport links, including a mainline train service to London and Norwich International Airport, just 4 miles away. With its blend of city living and tranquil surroundings, this property is ideal for many buyers.

## The Property

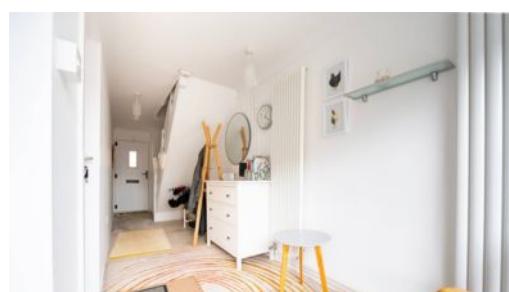
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The ground floor features an entrance hall leading into a garden room, providing access to the garage and the stairs to the first floor. The spacious lounge/diner on the first floor offers a comfortable living space, while the modern kitchen is equipped with high-quality units and ample worktop space. A separate WC completes the first-floor accommodation.

On the second floor, the townhouse boasts three generously sized bedrooms and a stylish shower room accessible from the landing. The property benefits from double glazing and gas heating, ensuring comfort and energy efficiency.

Externally, the townhouse offers off-road parking at the front, leading to an integral garage that features lighting and a workbench area. The rear garden is enclosed and includes a patio seating area with rear gate access.

## Agents Note

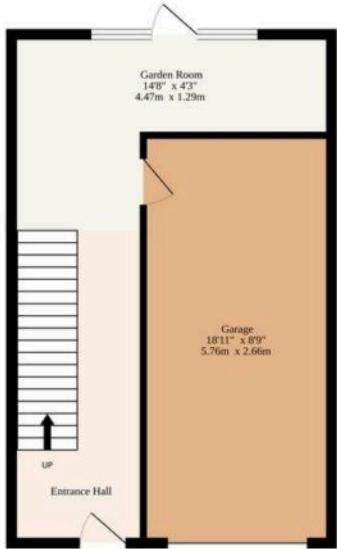
We understand the property will be sold freehold, connected to all mains services with gas central heating.

Council Tax band: C

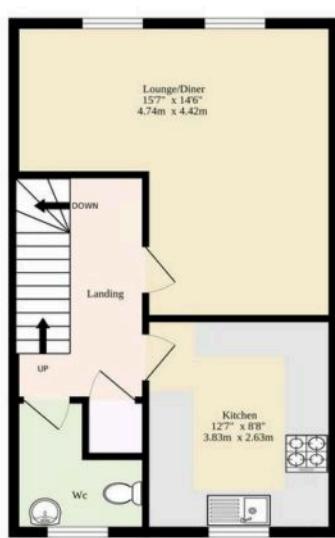
Tenure: Freehold



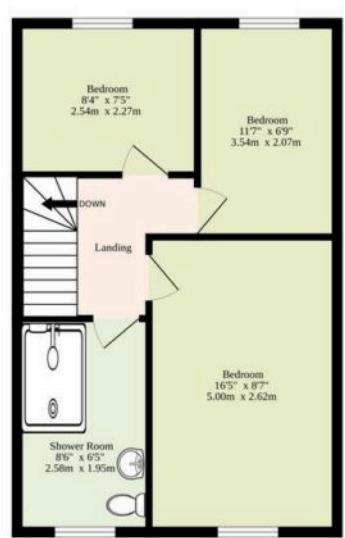
Ground Floor  
225 sq.ft. (20.9 sq.m.) approx.



1st Floor  
341 sq.ft. (31.7 sq.m.) approx.



2nd Floor  
343 sq.ft. (31.9 sq.m.) approx.



Sqft Doesn't Include Hallways Or The First Floor Wc

TOTAL FLOOR AREA : 909 sq.ft. (84.4 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 guidance 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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# Minors & Brady

Estate Agents, Lettings and Property Management

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