

abbotFox



Marion Road, Thorpe Hamlet, NR1  
Guide Price £270,000 - £280,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this charming two-bedroom mid terrace home, offering an ideal opportunity for first-time buyers looking to step onto the property ladder.

### Accommodation

Well presented throughout, the property offers comfortable and practical living accommodation, alongside the added benefit of a versatile loft room. The accommodation comprises a welcoming lounge, dining room, kitchen and bathroom to the ground floor. The first floor offers two well-proportioned bedrooms, one complete with an en suite shower room. The property further benefits from a loft room providing useful additional space for home working, hobbies or occasional use. Externally, the property benefits from an enclosed, non-bisected rear garden.

### Location

Marion Road enjoys a convenient residential setting with easy access to local amenities, schooling and transport links. Norwich City Centre and the train station are sat within easy reach, whilst nearby shops, supermarkets and parks ensure day-to-day conveniences are close at hand. The area remains consistently popular with buyers seeking accessibility combined with a strong community feel.

### Buyers

The practical layout and additional loft room make this home particularly appealing to young families, first-time buyers and those requiring flexible living space. The enclosed garden and nearby amenities create a comfortable and convenient environment suited to modern living.

### Our Agent's View

"This is a fantastic first time purchase offering more space than many similar properties in the area. The addition of the loft room provides valuable versatility, whilst the overall presentation and convenient location make this a home ready to be enjoyed from day one."





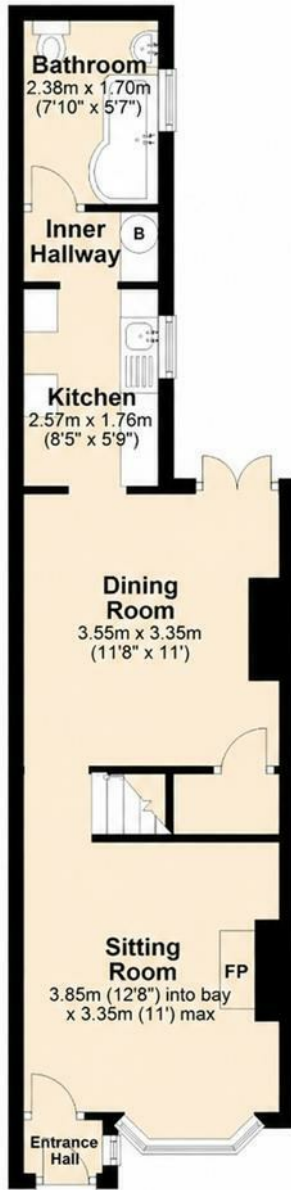


## THE HIGHLIGHTS \_\_\_\_\_

- Bay fronted mid terraced house
- Three bedrooms & loft room
- Two reception rooms
- Stylish finish throughout
- Convenient location
- No onward chain
- Ideal first time buy
- Viewing advised

### Ground Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



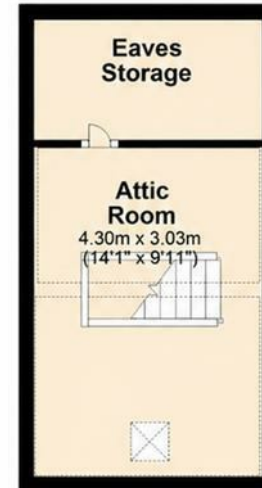
### First Floor

Approx. 32.2 sq. metres (346.1 sq. feet)



### Second Floor

Approx. 18.1 sq. metres (194.6 sq. feet)



Total area: approx. 89.0 sq. metres (958.2 sq. feet)

EPC RATING - D

Let's talk

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