

abbotFox

FOR SALE
abbotFox

117

Beaconsfield Road, Norwich
Guide Price £225,000 - £235,000

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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

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents this well-proportioned two-bedroom end terraced home, offered to the market with no onward chain.

Accommodation

The accommodation comprises a welcoming lounge, fitted kitchen and dining space, two generous bedrooms and a family bathroom, with the end terrace position providing a greater sense of privacy and additional natural light throughout. Externally, the property benefits from enclosed gardens, creating an excellent space for relaxing or entertaining.

Location

Beaconsfield Road enjoys a highly sought-after position within NR3, one of Norwich's most desirable and vibrant locations. Renowned for its excellent range of independent cafés, pubs and local amenities, the area offers a strong sense of community alongside easy access into Norwich City Centre. Nearby parks, schooling and transport links further enhance the appeal, making this a location consistently favoured by a wide range of buyers.

Buyers

The practical layout and convenient location make this property perfectly suited to first-time buyers, young families and professionals alike. The nearby schools, green spaces and extensive local amenities provide everything required for comfortable day-to-day living, whilst the enclosed outdoor space adds to the home's overall appeal.

Our Agent's View

"Properties within NR3 continue to generate strong interest, and this home is no exception. The combination of a sought-after location, end terrace position and the added benefit of no onward chain make this an excellent opportunity for buyers looking for a straightforward move into a popular part of the city."



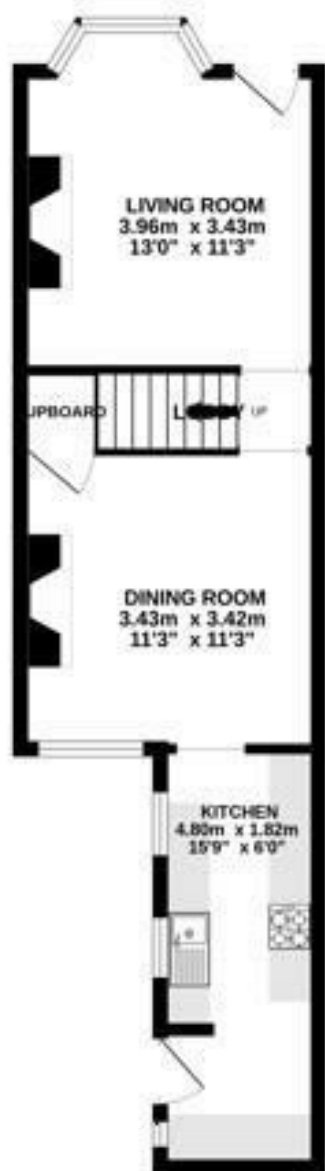




THE HIGHLIGHTS _____

- End terraced house
- Two double bedrooms
- Two reception rooms
- Sought after location
- No onward chain
- Ideal first time buy
- Viewing advised

GROUND FLOOR
34.6 sqm (372 sq ft) approx.



1ST FLOOR
31.7 sqm (342 sq ft) approx.



Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.