



## 68 Patteson Road

, Norwich, NR3 3EW

**£210,000**



Langford Estates are delighted to offer to market this 3 Bed mid-terraced house on the desirable Patterson Road in North Norwich. A charming property with an enclosed private back garden, gas central heating, Upvc windows, stripped wooden floors and doors. It is offered Chain Free and is ideal for rental income, first time buyers, or a small family. The location is close to the City, but has many local amenities as well and good transport links. Call direct now on 01603 627097 to book an early viewing.



### Lounge

Bright and airy room with wooden floorboards. Feature fireplace. Neutral decoration

### Dining Room

Wooden floorboards, neutral decoration and feature fireplace. Understair cupboard and window looking into rear garden.

### Kitchen

Selection of base and wall units. Cooker with extractor fan, Washing machine and undercounter fridge. Window. Boiler. Tiled floor.

### Bathroom

Tiled floor, white tiled walls, white three piece suite. Shower over bath. Heated towel rail and mirror.

### Front bedroom

Carpeted with window to front of property. Neutral decoration and over stair cupboard.

### Rear bedroom

Neutral carpet and decoration. Door to rear single bedroom

### Single bedroom

Neutral carpet and decoration. Window overlooking back garden

### Agents Notes

Please be aware the pictures shown are before the current six month tenancy. The property would benefit from a new kitchen and cosmetic improvement with decoration. Also in the dining room we are aware of a new small damp patch on the external wall. A professional report by a damp specialist is being obtained and will be disclosed to any interested buyer on request.

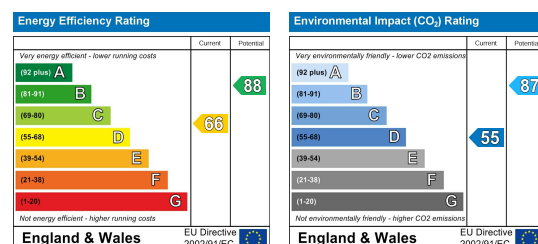
### Area Map



### Floor Plans



### Energy Efficiency Graph



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