



Newmarket Street
Norwich, NR2 2DP
Guide price £220,000

claxtonbird
residential

Newmarket Street, Norwich, NR2 2DP

*** GUIDE PRICE £220,000 - £230,000*** Welcome to this charming Victorian terraced house located on Newmarket Street in the sought-after Golden Triangle area of Norwich. This property boasts a prime location just a stone's throw away from the city centre, offering the perfect blend of convenience and tranquillity.

Upon entering, you are greeted by an open plan sitting room/dining room, which leads into the kitchen. Upstairs there is two bedrooms and an en-suite bathroom.

The non-bisected rear garden is a hidden gem, offering a private outdoor space where you can unwind and enjoy the fresh air. Additionally, the property features gas central heating and UPVC double glazing, ensuring that you stay warm and comfortable throughout the year.

What's more, this house comes with the added benefit of no onward chain. Don't miss out on the opportunity to own a piece of Victorian charm in one of Norwich's most desirable locations. Contact us today to arrange a viewing and make this house your new home!

Sitting Room/Dining Room 20'0" x 12'0" max (6.12m x 3.68m max)

Entrance door, double glazed windows to front and rear aspect, two built in under stairs storage cupboards, two radiators, stairs to first floor and door to kitchen.

Kitchen 8'0" x 6'3" (2.44m x 1.91m)

Kitchen comprising a range of base and eye level units with work surfaces over, inset single drainer stainless steel sink unit, free standing appliances including gas cooker, washing machine and fridge, wall mounted gas central heating boiler, radiator, double glazed window and door to side.

First Floor

Bedroom 12'0" x 11'3" (3.68m x 3.45m)

Double glazed window to front aspect, cast iron fireplace, built in storage wardrobe and radiator.

Bedroom 9'3" x 9'4" (2.82m x 2.87m)

Double glazed window to rear aspect, built in cupboard, radiator and door to bathroom.

En-Suite Bathroom

Modern white suite comprising bath with mixer tap and shower over, pedestal wash hand basin, WC, radiator and double glazed window to rear aspect.

Front Garden

Traditional terrace style gardens with pathway leading to the entrance door

Rear Garden

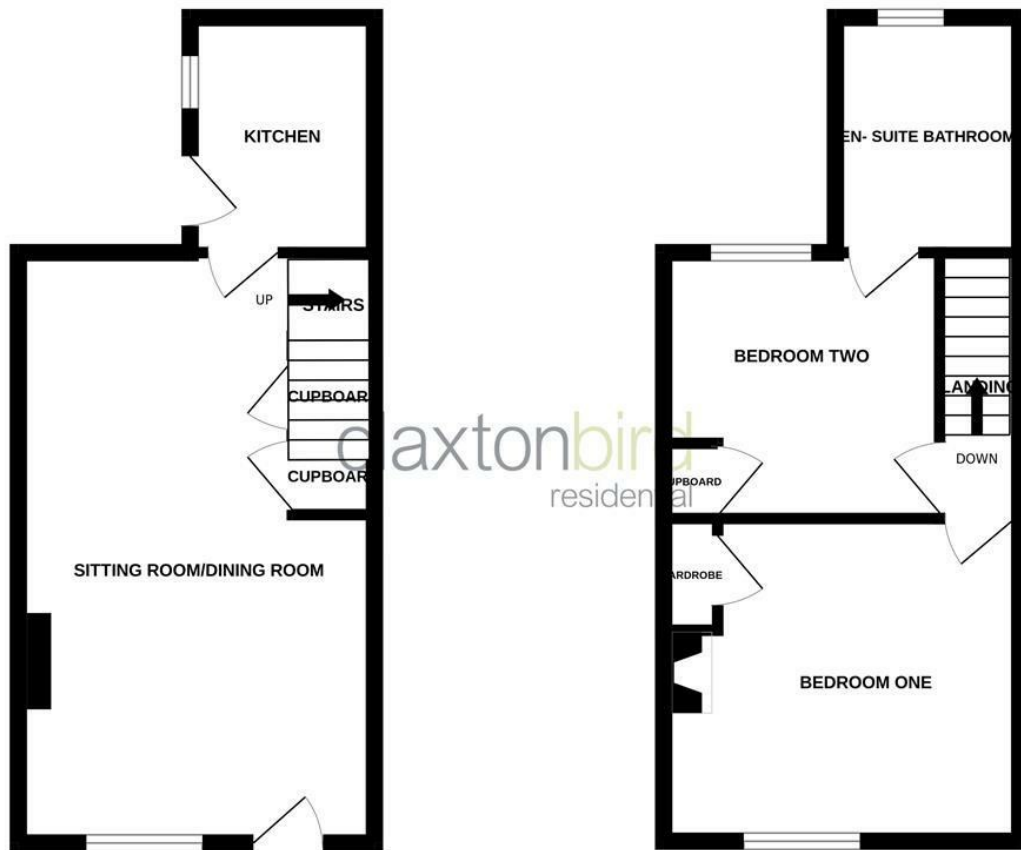
Enclosed rear garden laid predominately to patio with two brick built outbuildings attached to the property.

Agents Note

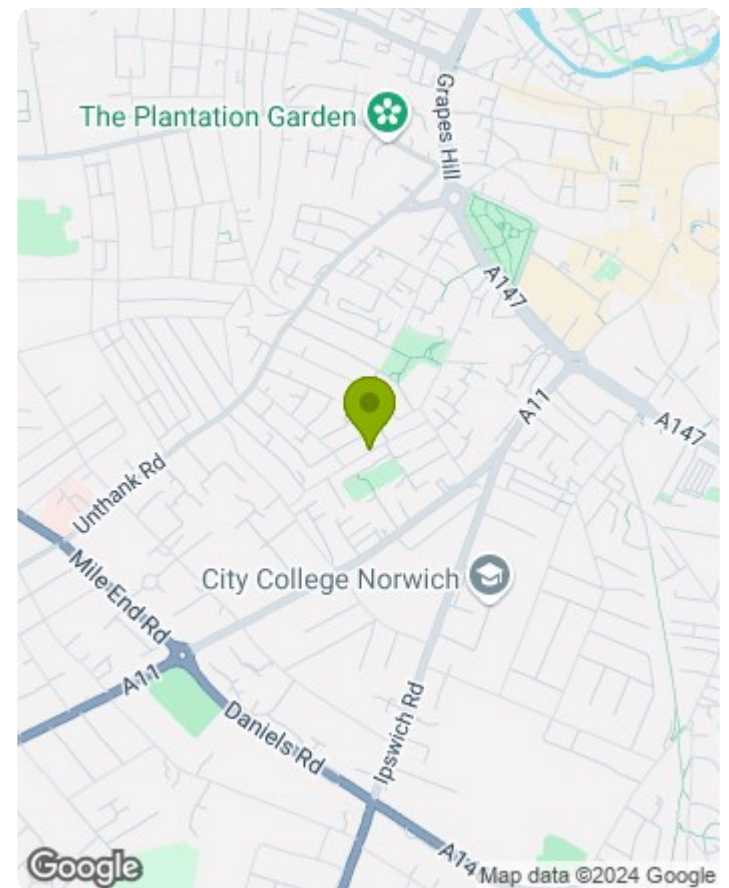
Council Tax Band - B

Please note photographs shown were taken prior to the property being tenanted.

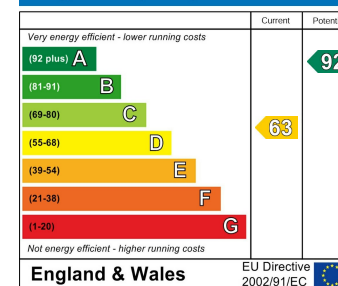




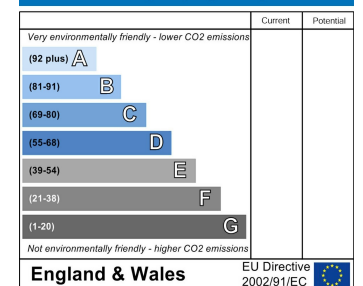
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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