



Helena Road  
Norwich, NR2 3BZ  
Guide Price £290,000 - £300,000

claxtonbird  
residential



## Helena Road, Norwich, NR2 3BZ

\*\*\* OPEN LAUNCH SATURDAY 27TH JULY - BY APPOINTMENT ONLY \*\*\* Guide Price £290,000 - £300,000 \*\*\* ClaxtonBird are delighted to offer this impressive Victorian terrace situated in the heart of the Golden Triangle which is offered with no onward chain. The property has been beautifully and sympathetically updated by the current owners and refurbished to make an inviting living space. The sitting room has a feature wood burner, dining room which opens into the 6.5m kitchen with modern fittings and built in appliances whilst upstairs are two double bedrooms and a modern four piece bathroom all off landing. There is a large non bisected rear garden which backs onto the cemetery with a large outdoor studio. The property benefits from gas central heating throughout and still retains a host of original features. No Chain.

### Sitting Room 11'1" max x 11'3" (3.39m max x 3.43m)

Upvc double glazed sash window to front aspect, feature wood burner set in exposed brick chimney breast with tiled hearth, picture rail, cornice, engineered wood floor and radiator.

### Dining Room 11'1" max x 10'5" (3.38m max x 3.19m)

Upvc double glazed sash window, feature cast iron fireplace, engineered wood floor, picture rail, under stairs storage cupboard and radiator.

### Kitchen 21'3" x 5'6" (6.5m x 1.69m)

Fitted hand built kitchen with worktop over, stainless steel gas range cooker with canopy extractor over, one and a half bowl sink with mixer tap, space for washing machine & dishwasher, space for fridge freezer, tiled floor, floor to ceiling cupboard housing the gas central heating boiler, two windows to side aspect and feature window to rear aspect over looking the garden and upvc double glazed door to side.

### First Floor Landing

All bedrooms and bathroom off landing and radiator.

### Bedroom 14'5" max x 8'4" (4.41m max x 2.55m )

Upvc double glazed sash window to front aspect, feature cast iron fireplace, wood floor and radiator.

### Bedroom 11'3" x 10'5" (3.43m x 3.20)

Upvc double glazed window to rear aspect, feature cast iron fireplace, wood floor and radiator.

### Bathroom 11'2" x 5'10" (3.41m x 1.8m)

Four piece bathroom suite comprising raised bath with mixer tap, separate shower cubicle with inset shower, low level W.C and wash basin in vanity unit, tiled floor and part tiled walls, radiator towel rail, extractor fan and upvc double glazed window to side aspect.

### Front Garden

Walled front garden with harlequin tiled pathway leading to entrance door.

### Rear Garden

Non bisected rear garden with decked patio area which has ample space for table and chairs, pathway with shrub borders leading to the rear of the garden and outdoor studio. Fully enclosed by fencing with side gate leading to the front of the property. The garden backs on the Earlham Road Cemetery giving a greater degree of privacy and green views. The measures approx. 26 metres.

### Outdoor Studio 10'2" x 7'4" (3.10m x 2.24m)

Aluminium large feature door and window over looking garden, window over looking cemetery and power points.

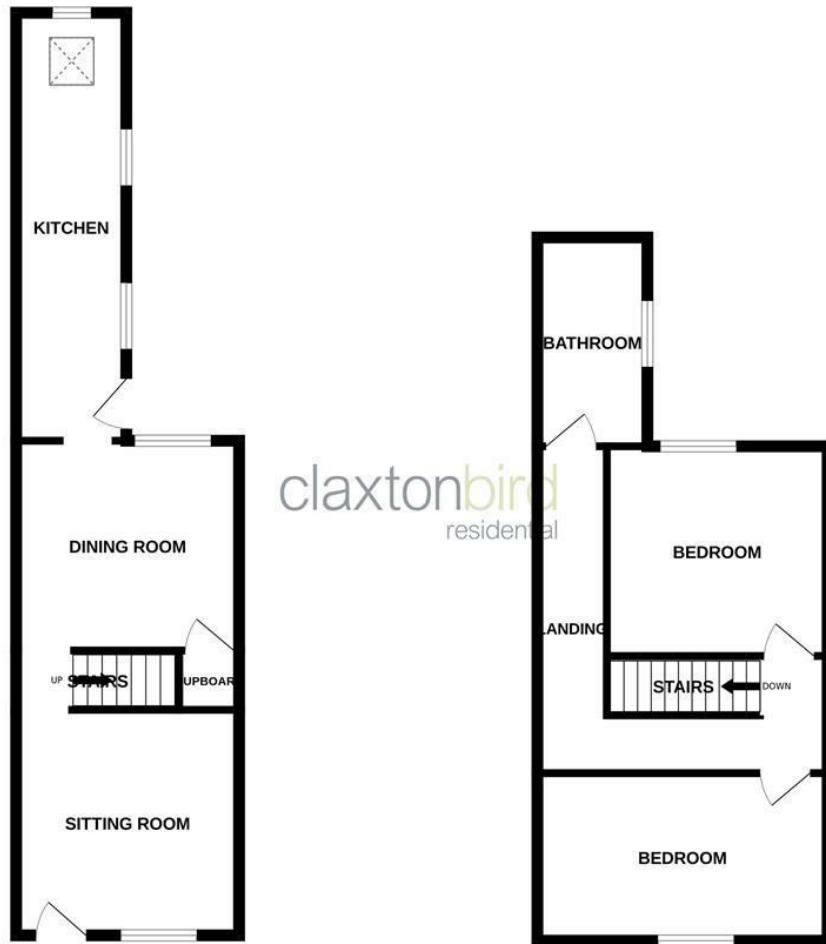
### Agents Note

Council Tax Band - B



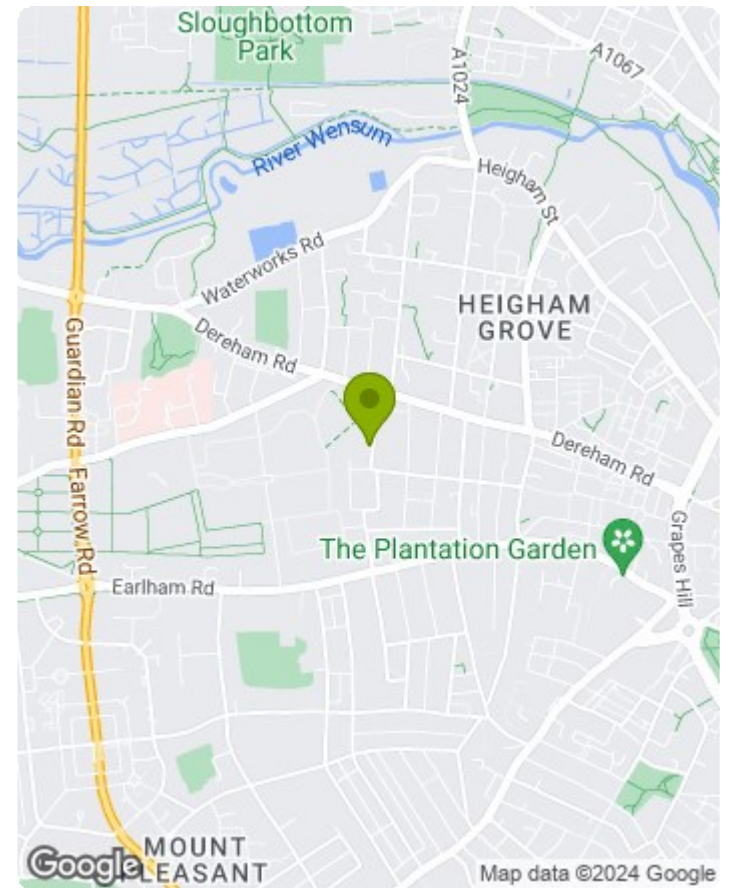
GROUND FLOOR

1ST FLOOR

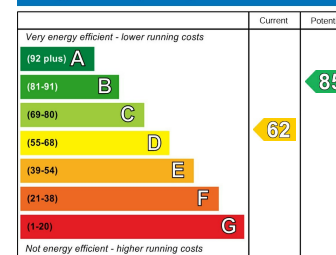


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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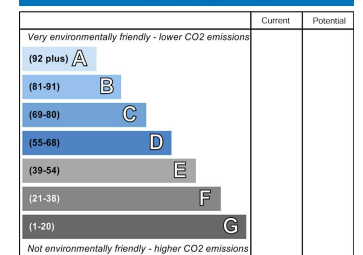


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

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