

CONNAUGHT ROAD

Norwich NR2 3BP

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE
PROPERTY



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- No Chain!
- Victorian Bay Fronted Terrace
- NR2 Location
- Two Characterful Reception Rooms
- Kitchen & Rear Porch
- Three Bedrooms & Bathroom
- Private Courtyard Style Garden
- Side Passage & Non-Bisected

IN SUMMARY

NO CHAIN. Located in the SOUGHT AFTER NR2 location of the city, this END TERRACE BAY FRONTED VICTORIAN home has plenty to offer! With a front garden leading to TWO CHARACTERFUL RECEPTION ROOMS, with the front one benefiting from a BAY WINDOW and FEATURE FIREPLACE, there is then a galley style kitchen with access to the rear porch and a GROUND FLOOR FAMILY BATHROOM. On the first floor there are TWO COMFORTABLE DOUBLE BEDROOMS with a third bedroom off the second. The NON-BISECTED rear garden is ENCLOSED and benefits from a gated SIDE PASSAGE giving access directly to the rear garden. The property offers the opportunity to improve and make your own with GAS FIRED CENTRAL HEATING and uPVC DOUBLE GLAZING.

SETTING THE SCENE

From the roadside you will find a gated shared side passage with the neighbours leading to the rear garden. To the front there is an enclosed front garden with planted borders and paved pathway leading to

the main entrance door.

THE GRAND TOUR

Entering through the main entrance door into the first reception room currently used as a dining room. This first room benefits from wood effect flooring, a feature bay window to the front, feature fireplace and picture rails. This leads into the inner hallway giving access to the first floor as well as access to the sitting room, with a built-in storage cupboard under the stairs, the same wood effect flooring and picture rails. Next is the galley style kitchen with ample storage, space for washing machine and dishwasher, whilst the eye level oven and electric hob are built-in. The kitchen gives access to the rear porch, a useful storage area which provides access to the rear garden. Off the kitchen is the family bathroom with a shaped panelled bath with electric shower over. On the first floor you will find a central hallway giving access to the main bedroom. To the front is the main bedroom with built-in storage cupboard and ample space for furnishings. To the rear is the second bedroom overlooking the rear garden and third bedroom which is accessed off the second bedroom, the ideal space for a dressing room or study.

THE GREAT OUTDOORS

The private non-bisected rear garden is of a courtyard style which is mainly laid to patio with a small area of artificial lawn. The garden is enclosed with timber fencing with secure side gate leading to the passage and access to the rear porch leading into the house.



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OUT & ABOUT

Situated in the Golden Triangle and just a short walk to the City Centre, the property offers an urban retreat given its garden size and is close to amenities but far enough away from the hustle and bustle. Within a short walk you can find a range of amenities and local shops, with the main shopping district, train station and Riverside complex close by. A number of pubs, cafes, restaurants, bowling alley and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

FIND US

Postcode : NR2 3BP

What3Words : ///bond.drops.perky

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

809.34 ft²

75.19 m²

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HYBRID ESTATE AGENTS

Floor 1

