

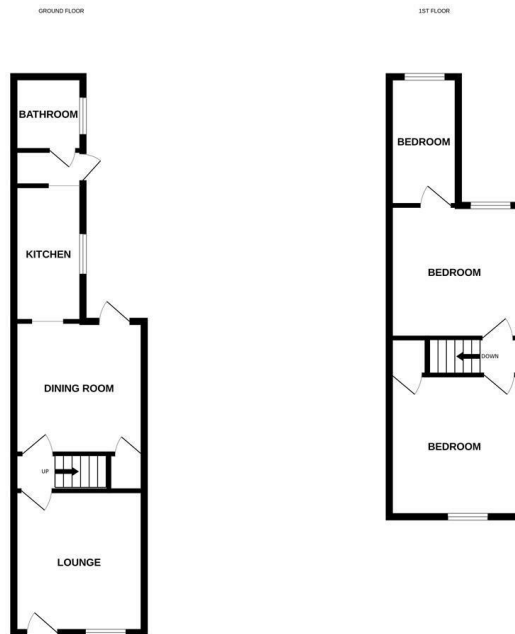


15 St. Thomas Road | | Norwich | NR2 3RP

Offers In Excess Of £270,000

****OFFERED WITH NO ONWARD CHAIN**** Nestled in the heart of Norwich's highly sought-after Golden Triangle (NR2), this beautifully presented mid-terraced three-bedroom Victorian home effortlessly blends period character with modern comfort. The property features two spacious double bedrooms and a larger-than-average single room, ideal as a third bedroom, dressing room, or home office. The inviting two reception rooms boast stripped wooden floorboards and open feature fireplaces, while the staircase has been restored to its original wood, a rarely seen and stunning detail. The fitted kitchen offers a pull-out larder, modern cabinetry, and plumbing for both a dishwasher and washing machine, complemented by a stylish modern bathroom. Further benefits include gas-fired central heating and original wooden window frames, adding to the home's timeless appeal. Outside, the peaceful bisected nature garden provides a private retreat with a lawn, large patio, heritage apple trees, blackberries, hedging, and a pond—perfect for wildlife lovers and organic gardeners alike. Ideally located within walking distance of Norwich city centre, this home also falls within the catchment for excellent local schools and offers easy access to green spaces such as Earlham Cemetery, Heigham Park, and the Plantation Garden. A two-minute walk to a bus stop provides convenient routes to the UEA, Norfolk and Norwich University Hospital, and the Research Park, making this a truly exceptional home in one of Norwich's most desirable locations.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual buildings, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaplan 12/2020

Location

Accommodation Comprises

Lounge 11'8" x 10'8"

UPVC entrance door with two glass panels, wooden windows, stripped original floorboards, open fireplace, wall lights, and radiator.

Dining Room 10'11" x 10'8"

Stripped original floorboards, open fireplace, large understairs cupboard, door to rear of property, radiator.

Kitchen 11'2" x 5'8"

Fitted kitchen comprising of a pull-out larder, white fitted units, granite work surface, gas stove, electric oven, extractor fan, room for full size fridge freezer, plumbing for washing machine and dishwasher, double sink.

Rear Lobby

UPVC door to rear, utility area with shelving.

Bathroom

White suite comprising bath with mixer shower over, pedestal wash hand basin, WC, tiled floor, radiator, window to side.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'8" x 10'8"

High quality wooden paneling on walls, painted original floorboards, cupboard, access to loft, wooden window and radiator.

Bedroom Two 10'11" x 10'8"

Stripped original floorboards, radiator, secondary glazed window to rear.

Bedroom Three 11'2" x 5'8"

Stripped original floorboards, radiator, window to rear.

Outside Front

Small garden with a mix of plants, shrubs, and white decorative gravel.

Outside Rear

Large bisected garden with lawn, large patio, heritage apple trees, blackberries, hedging, and a pond.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre broadband available.

Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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