



Cardiff Road  
Norwich, NR2 3HR  
**Guide Price £275,000 - £285,000**

claxtonbird  
residential



## Cardiff Road, Norwich, NR2 3HR

\*\*\* Guide Price £275,000 - £285,000 \*\*\* ClaxtonBird are delighted to present this charming Victorian mid-terrace house, situated in the highly desirable Golden Triangle area of Norwich. The property features a bay-fronted exterior that enhances its curb appeal and allows natural light to flood the sitting room. The ground floor accommodation includes a bay-fronted sitting room with a feature fireplace, a dining room, fitted kitchen, and bathroom. On the first floor, you'll find two double bedrooms and a further bedroom off bedroom two. Additional benefits include gas central heating, UPVC double glazing throughout, and a non-bisected rear garden. The property is offered in good decorative order, boasts stripped wood floors and is being sold with no onward chain. The Golden Triangle area offers a vibrant community atmosphere, excellent local schools, and a wide range of amenities, all within easy reach of Norwich city centre.

### Sitting Room 12'0" max x 13'1" max in to bay (3.66 max x 4.01 max in to bay)

Upvc entrance door, upvc double glazed sash look bay window to front aspect, feature cast iron fireplace with marble hearth, ceiling rose, cornice, stripped wooden floor and radiator.

### Dining Room 12'0" max x 10'10" (3.66 max x 3.32)

Upvc double glazed sash look window to rear aspect, feature cast iron fireplace, under stairs storage cupboard, stripped wooden floor and radiator.

### Kitchen 9'1" x 5'10" (2.78 x 1.80 )

Fitted kitchen comprising wall and base units with wood work surfaces over, sink drainer with mixer tap, built in oven with hob and extractor hood over, plumbing for washing machine, space for fridge, wall mounted central heating boiler, wood effect floor, tiled splash backs, spot lights, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.

### Bathroom 5'10" x 6'1" (1.78 x 1.86)

Suite comprising panel with shower over, low level WC, wash hand basin set in vanity unit, part tiled walls, wood effect floor, extractor fan, spot lights, radiator and upvc double glazed window to side aspect.

### First Floor Landing

### Bedroom 12'0" max x 10'6" (3.67 max x 3.22)

Upvc double glazed sash look window to front aspect, over stairs storage cupboard, stripped wooden floor and radiator.

### Bedroom 11'11" max x 10'11" (3.64 max x 3.35)

Upvc double glazed sash look window to rear aspect, stripped wooden floor and radiator. Door to:

### Bedroom 8'9" x 6'0" (2.67 x 1.83)

Upvc double glazed window to rear aspect, stripped wooden floor and radiator.

### Front Garden

Walled garden with shrub borders and pathway leading to the entrance door.

### Rear Garden

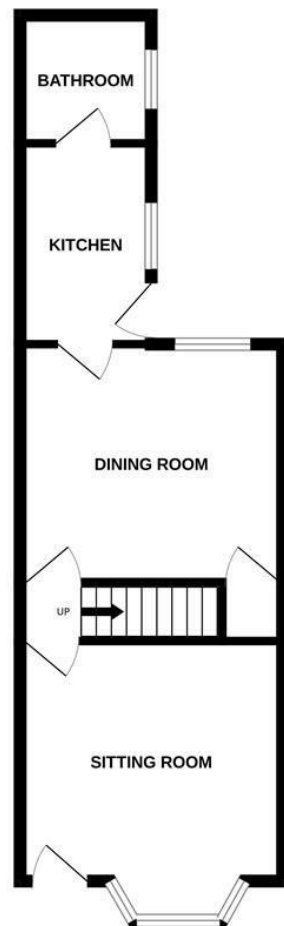
Non bisected West facing garden enclosed by fencing and laid to patio with ample space for outside table and chairs, shrub borders and side gate leading to the passageway.

### Agents Note

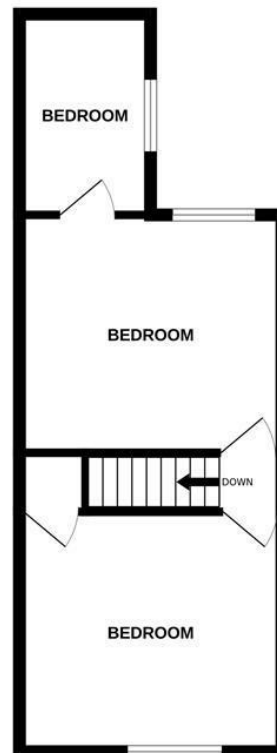
Council Tax Band B

EPC Rating D

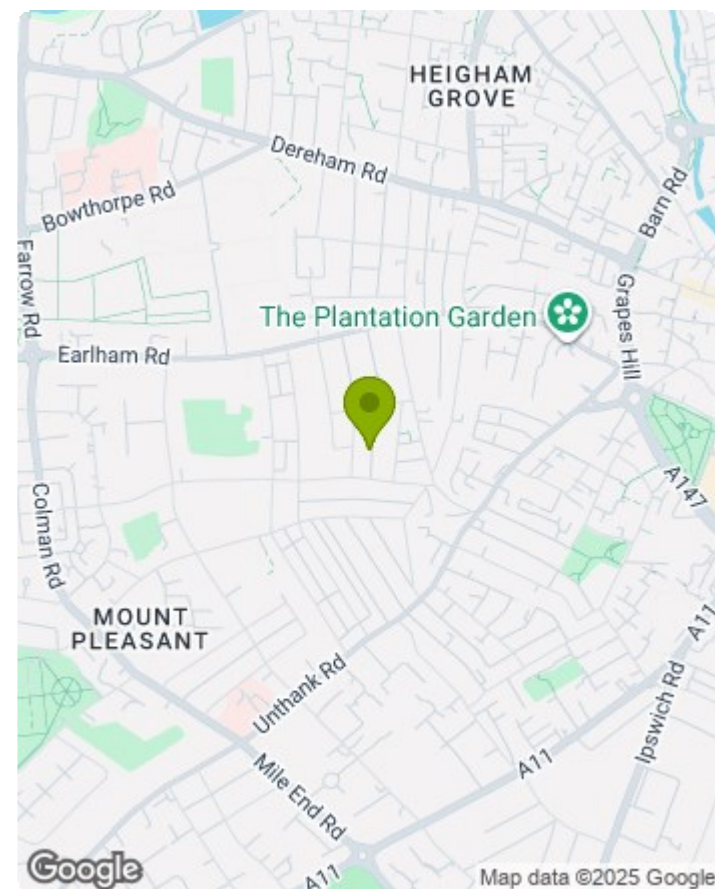




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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