

## 46 Wellington Road, Norwich

£270,000 Freehold

Guide Price £270,000 - £280,000. This immaculately presented three-bedroom terraced home offers a fantastic opportunity for first-time buyers or investors. Boasting a rare separate hallway entrance, a bright bay-fronted sitting room, and a seamless flow between the dining area and galley-style kitchen, the layout is both practical and inviting. The upper floor hosts three well-proportioned bedrooms, while the ground floor benefits from a modern three-piece bathroom. With a private, well-maintained rear garden and a sought-after NR2 location, this blank canvas home is ready to be made your own.



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**The Location**

The property is located within the heart of the Golden Triangle, on a desirable road in NR2. Boasting just a short walk from the centre of Norwich, the popular medieval city and the heart of East Anglia. The city provides lively night life, cultural and social activities as well as a great shopping experience such as the Castle Quarter and Chantry Place. State, faith and independent schools for all age groups, local independent shopping facilities,



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### Wellington Road

This beautifully presented three-bedroom terraced home offers a fantastic opportunity for first-time buyers or investors alike. Unlike most properties of its style, this home benefits from a separate hallway entrance, creating a clear distinction between spaces and adding to the sense of privacy.

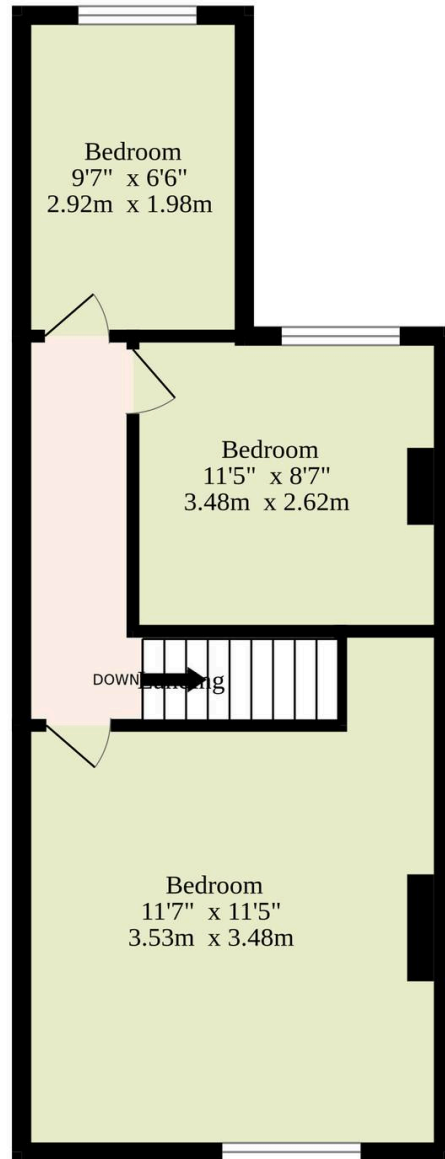
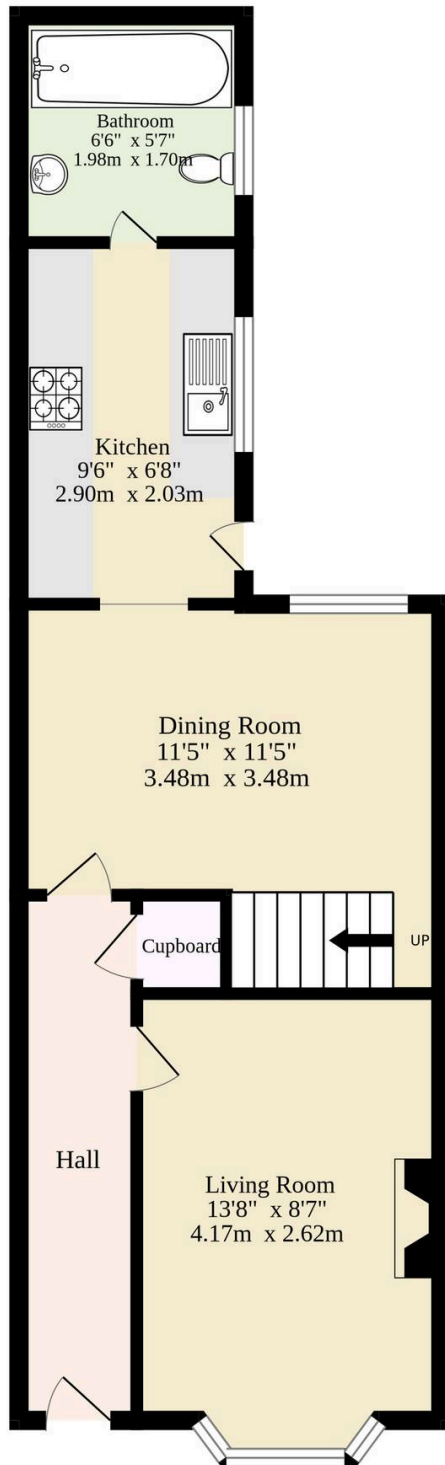
The sitting room is bright and welcoming, enhanced by a large bay window that floods the space with natural light. The separate dining room flows seamlessly into the galley-style kitchen, offering a practical and sociable layout perfect for everyday living.

The entire property is a true blank canvas, ready for you to add your personal touch and make it your own. The ground floor also benefits from a well-appointed three-piece bathroom, adding to the home's convenience. Upstairs, you'll find three generously sized bedrooms, each providing comfortable and versatile accommodation to suit your needs. Whether you're looking to create a stylish primary bedroom, a dedicated home office, or a charming guest space, there's plenty of flexibility to work with.



Ground Floor  
417 sq.ft. (38.7 sq.m.) approx.

1st Floor  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

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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