



97 Rackham Road, Norwich

£210,000 - £220,000 Freehold

Set at the end of a quiet cul-de-sac, this beautifully presented Victorian-style terrace blends timeless character with modern comfort. With two spacious bedrooms, a bespoke open-plan kitchen/diner, and a versatile attic room, this charming home offers both style and substance in a highly desirable location, just moments from local amenities, Waterloo Park, and convenient transport links.

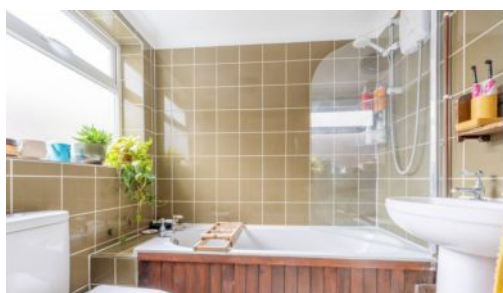
Location

Located just north of Norwich city centre, Rackham Road offers a convenient residential setting within easy reach of everyday amenities and green spaces. The area benefits from regular bus services, local shops, supermarkets, and schools, making it ideal for both families and professionals. Wensum Park and Waterloo Park are close by, providing scenic spots for walking and leisure, while the nearby Aylsham Road offers quick access into the city and out towards the ring road. Norwich's vibrant city centre—with its historic market, independent cafes, and cultural attractions—is only a short drive or bus ride away.



Rackham Road

Upon entering, the inviting lounge exudes warmth with its inset fireplace, wooden flooring, and under the stairs storage area. The bespoke open plan kitchen/dining room is perfect for culinary activities, complete with a range gas cooker, ceramic Butler sink, wood block work surfaces, and solid wood cabinetry.



The ground floor further comprises an inner lobby, modern bathroom, and a door leading to the secluded rear garden.

Ascending the stairs, you will find two generously sized bedrooms, both flooded with natural light and featuring stripwood flooring and ample storage options. The versatile attic room presents an opportunity for further expansion, subject to planning permission, with two large skylight windows offering a glimpse of the skies above.

Externally, the property is complemented by a delightful enclosed front garden and off-road parking on a first come first serve basis. The rear garden, a spacious non-bisected 52 ft oasis, provides a serene escape with its secluded cobbled low maintenance area.

Benefiting from its proximity to amenities, Waterloo Park, and good bus routes, this property offers an ideal blend of convenience and tranquillity. Whether you're seeking a peaceful home or a convenient location, this property ticks all the boxes for a discerning buyer looking for a character-filled abode.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: TBD

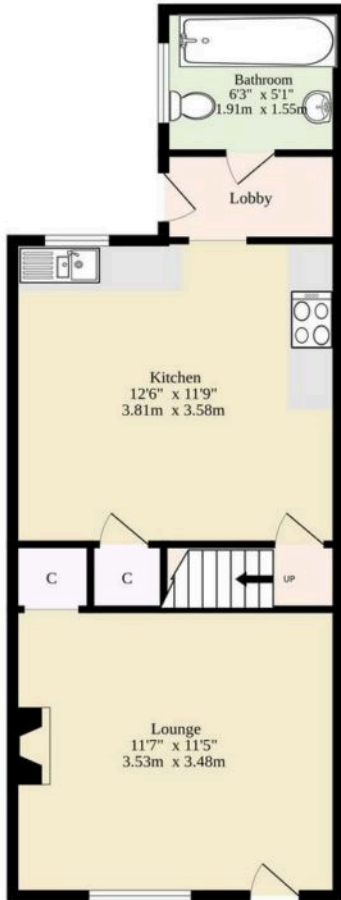
Tenure: Freehold

EPC Energy Efficiency Rating: D

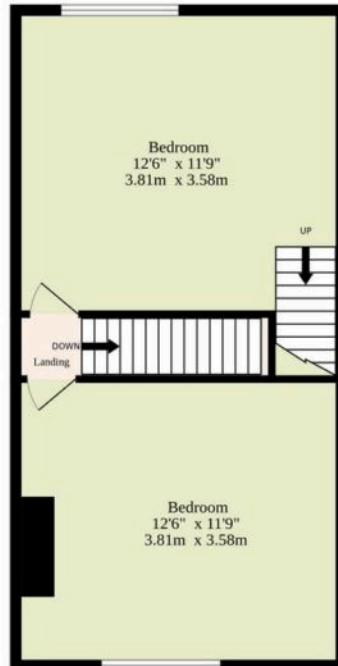
EPC Environmental Impact Rating: D



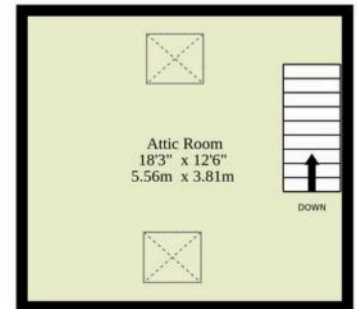
Ground Floor
348 sq.ft. (32.3 sq.m.) approx.



1st Floor
238 sq.ft. (22.1 sq.m.) approx.



2nd Floor
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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