



## 22 Oxford Street, Norwich

OIEO £270,000 Freehold

In the heart of Norwich's highly desirable Golden Triangle, this immaculate three-bedroom terraced home offers an exciting opportunity for buyers seeking comfort, character, and convenience. Whether you're a first-time buyer, a growing family, or an investor looking for a prime rental location, the property delivers a well-balanced mix of practicality and charm across two spacious floors. With flexible living areas, a modern four-piece bathroom, and a private rear garden, all just a short walk from the city centre, this home is perfectly positioned for those wanting to enjoy the best of urban living in one of the city's most sought-after neighbourhoods.



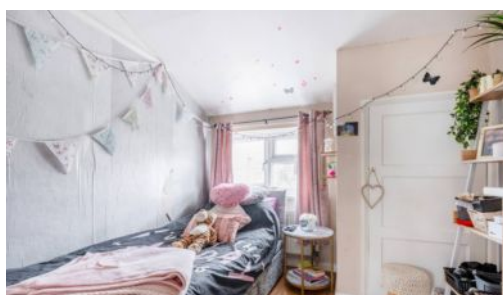
## Location

Oxford Street lies in one of Norwich's most desirable pockets, right in the heart of the Golden Triangle, a location prized for its vibrant community and easy access to the city centre. This sought-after area offers a dynamic lifestyle, with a wide array of independent cafés, shops, and restaurants just moments away, as well as excellent schooling options nearby. Regular bus links provide quick connections across the city, while leafy parks and green spaces offer welcome retreat. Whether you're commuting, socialising, or simply enjoying the neighbourhood's character, this address puts everything within easy reach.



## Oxford Street

Upon entering, the welcoming hallway leads to all ground floor rooms, showcasing the property's functional layout. The lounge features a double glazed bay window flooding the room with natural light and two radiators for added comfort. The adjacent dining room, which could double as a fourth bedroom, provides versatility and practicality with a double glazed window, radiator, and storage cupboards.





The kitchen is thoughtfully designed with a fitted range of base, wall, and drawer units, complemented by work surfaces, a sink unit, and space for essential appliances. Completing the ground floor is a modern bathroom boasting a four-piece suite, including a shower cubicle, bath, WC, and washbasin, all finished with stylish tiling and a towel radiator.

Ascend the staircase to discover three well-appointed bedrooms, each offering retreats with ample natural light, built-in cupboards, and radiators for warmth and convenience. The property also boasts an abundance of integrated storage solutions, including numerous cupboards across both floors.

Externally, the property features a private enclosed rear garden bordered by walls and fence panelling, providing a tranquil outdoor space perfect for relaxation or entertaining. The front of the property is adorned with a charming bricked wall and gated entrance, leading to the front door. Convenient on-road parking is available with a permit, ensuring easy access for residents and guests.

#### Agents Notes

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

Council Tax band: C

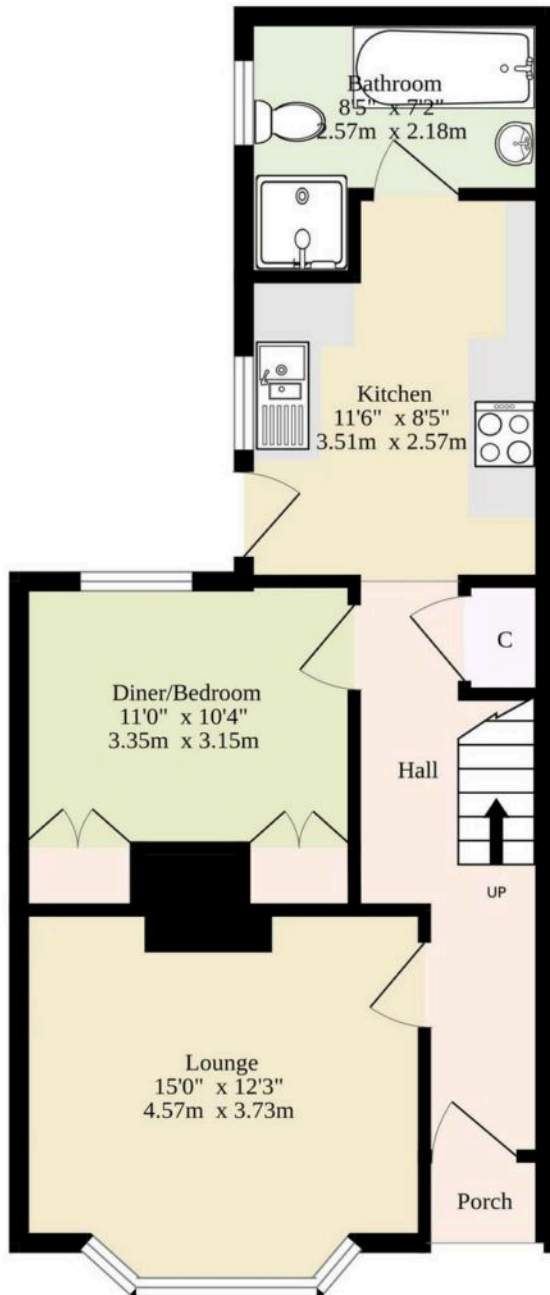
Tenure: Freehold

EPC Energy Efficiency Rating: C

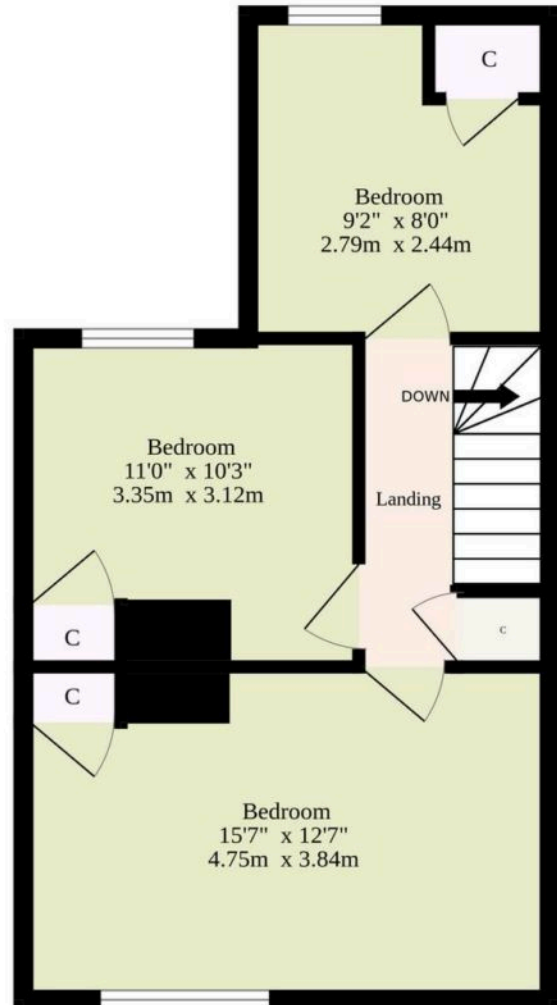
EPC Environmental Impact Rating: D



Ground Floor  
583 sq.ft. (54.2 sq.m.) approx.



1st Floor  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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