



37 Connaught Road

, Norwich, NR2 3BP

£250,000

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Arlington Park is thrilled to present this Victorian terraced property, located on a picturesque tree-lined road on the outskirts of Norwich's sought-after Golden Triangle and offered with NO ONWARD CHAIN

- Victorian terraced home
- Double glazing and gas central heating.
- Freehold
- Rear garden with garden room.
- Close to amenities and transport links.
- No Onward Chain



Arlington Park is delighted to offer this Victorian terraced property on a tree-lined road near Norwich's sought-after Golden Triangle. The property could benefit from some minor cosmetic updating and features a lounge, dining room, and kitchen on the ground floor, with two bedrooms and a shower room upstairs. Outside, there is on-street parking, a low-maintenance front garden, and a rear garden with a garden room. Benefits include double glazing, gas central heating, and convenient access to local amenities, schools, and transport links. The property is freehold and would appeal to a wide range of buyers.

The ground floor of the property comprises a welcoming lounge, a spacious dining room with UPVC French doors leading to the rear lobby and utility area, and a well-appointed kitchen featuring fitted wall and base units, worktops, sink and drainer, with space for an under-counter fridge and cooker. Two windows provide ample natural light, enhancing the bright and airy feel of the kitchen.

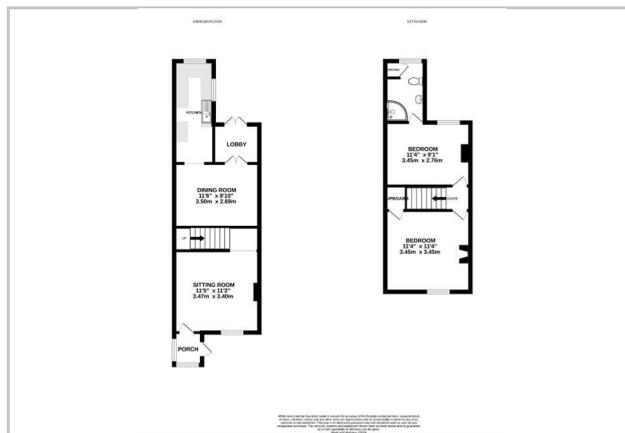
Upstairs, there are two well-proportioned bedrooms, with the main bedroom positioned to the front of the property. The second bedroom, located at the rear, offers access to the shower room, which includes a shower cubicle, low-level WC, hand wash basin, radiator, and a UPVC window to the rear.

Externally, the front of the property features a low-maintenance shingled garden, enclosed by walling, with a central path leading to the front door. The rear garden space boasts two patio areas, a central lawn with plant borders, and is enclosed by fencing with side gate access. The garden also includes a purpose-built garden room, complete with UPVC doors, power, and lighting, making it an ideal outdoor space for a variety of uses.

The house benefits from double glazing, gas central heating, and is in excellent order throughout. With its well-maintained interior and appealing outdoor space, this property would suit a wide range of buyers. Early viewing is recommended to fully appreciate the size, quality, and prime location.

The Golden Triangle is one of Norwich's most desirable areas, positioned between Earlham and Newmarket Road, and offers a fantastic array of amenities including schools, shops, cafes, restaurants, and pubs. The property is ideally located for easy access to Norwich city centre, as well as Norwich train station, the A47 southern bypass, A11, Norfolk & Norwich University Hospital, and the University of East Anglia.

This property is under Norwich City Council, with a tax band rating of B, and is offered on a freehold basis. Additional utilities include ultrafast full fibre broadband, mains water, and electricity.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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