

74 Mornington
Road
Norwich
NR2 3ND



74 Mornington Road

Guide Price £350,000

The generous Golden Triangle home...

This charming Victorian mid-terrace property on Mornington Road in Norwich offers a fantastic central location in the sought-after Golden Triangle Area. The street boasts a beautiful row of Victorian terraces with tree-lined paths, creating a serene and quiet atmosphere. On-road parking is readily available, providing convenience for residents.

Upon entering, you are greeted by a spacious entrance hallway with lovely panelling and a fresh coat of paint. The open-plan lounge diner features a bay window that floods the room with natural light, creating a bright and inviting space. The spiral staircase adds a quirky touch to the house, leading to the upper floor where you'll find three generously sized bedrooms.

The dining area overlooks a peaceful back courtyard, offering a secluded retreat within the house. The kitchen, although in need of some updating, has great potential with space for essential appliances and a utility cupboard housing the combi boiler. The property also benefits from two bathrooms, a bathroom downstairs and a shower room upstairs, providing flexibility.

Upstairs, the three double bedrooms are well-appointed, with built-in wardrobes providing ample storage space. The property's original floorboards add character, complemented by laminate flooring in other areas.

Outside, the rear garden, though in need of a little maintenance, offers a pleasant outdoor space with the potential for a cosy study or office in the brick outbuilding.

Overall, this property presents an exciting opportunity for someone willing to put a little love and care into it, offering a comfortable living space with great potential in a prime location within Norwich's Golden Triangle Area.

Agents notes...

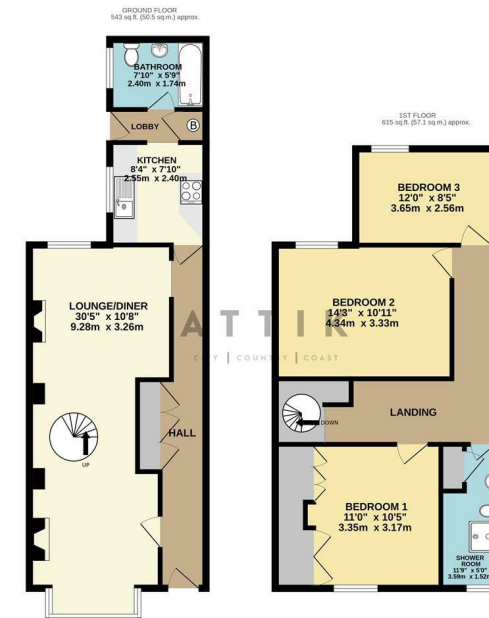
A pre-recorded walkaround tour is available for this property

Council Tax Band B

Local Authority
Norwich

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EPC Rating C



GROUND FLOOR
543 sq.ft. (50.0 sq.m.) approx.

FIRST FLOOR
615 sq.ft. (57.1 sq.m.) approx.

TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

Which energy ratings has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information 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 is given in relation to their condition or performance.
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