



Trafford Road, Norwich, NR1 2QW

welcome to

Trafford Road, Norwich

****NO ONWARD CHAIN!*** A brilliantly presented & immaculate VICTORIAN HALL ENTRANCE TERRACE HOUSE located on the Trafford estate of one of Norwich's most sought after central locations. The property has been a long term successful buy to let and will also suite a family or downsize.



Entrance Hall

Entrance door and stairs to the first floor.

with gated access to the rear providing the option of having off road parking.

Lounge

14' 7" x 9' 8" (4.45m x 2.95m)

Exposed stripwood flooring, inset cast iron fireplace, smooth plastered ceiling and wooden sash window to the front aspect.

Formal Dining Room

13' 1" x 10' 6" (3.99m x 3.20m)

Cast iron fireplace, storage cupboard and uPVC window to the rear aspect.

Kitchen

9' 5" x 7' 11" (2.87m x 2.41m)

Fully fitted comprehensive range of eye & base level kitchen units with roll work top surfaces over, cooker, tiled splash backs, built in sink unit, plumbing for a washing machine, integrated fridge/freezer & dishwasher, gas fired boiler with door & window to the rear garden.

Bathroom

Wash hand basin, low level W/C, window to the side aspect, panelled bath with rainfall shower, tiled splashbacks and chrome ladder radiator.

Bedroom 1

13' 1" x 12' 1" (3.99m x 3.68m)

Two windows to the front aspect, radiator and storage cupboard.

Bedroom 2

10' 8" x 8' 6" (3.25m x 2.59m)

uPVC window to the rear aspect and radiator.

Bedroom 3

9' 7" x 8' (2.92m x 2.44m)

uPVC window to the rear aspect and radiator.

Exterior

To the front is permit on street parking.

To the rear is an enclosed low maintenance garden



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welcome to

Trafford Road, Norwich

- Stunning 3 bedroom hall entrance terrace house
- Superb condition and decorative order
- Ideal family home or investment purchase
- Sought after Trafford Estate
- Wealth of original features including strip wood floors and cast iron fireplaces

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140895 - 0003

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