



Trafford Road, Norwich NR1 2QW

welcome to

Trafford Road, Norwich

**** NO ONWARD CHAIN**** A BAY FRONTED THREE BEDROOM VICTORIAN HOME situated on the Trafford Estate, one of Norwich's most sought after locations. The property is within walking distance of Norwich city centre and a wealth of fantastic local amenities. **** Viewings are highly recommended!!! ****



Entrance Hall

Stairs to first floor.

Lounge

11' 5" x 10' 8" (3.48m x 3.25m)

Feature fireplace and bay window to front aspect.

Formal Dining Room

12' 11" x 11' 1" (3.94m x 3.38m)

Feature fireplace, window to rear aspect and built in storage cupboard.

Kitchen/ Breakfast Room

16' x 9' 4" (4.88m x 2.84m)

Fully fitted comprehensive range of eye & base level kitchen units, built in hob & oven, inset sink unit, space for fridge/ freezer, windows to rear & side and door to garden.

First Floor Landing

Bedroom One

13' x 12' 2" (3.96m x 3.71m)

Windows to rear & side aspects.

Bedroom Two

11' x 10' 8" (3.35m x 3.25m)

Two windows to front aspect.

Bedroom Three

8' 1" x 7' 1" (2.46m x 2.16m)

Window to front aspect.

Bathroom

Panelled bath, wash hand basin, wc, window to rear aspect, tiled splashbacks and radiator.

Exterior

The property has an enclosed rear garden with patio, mainly laid to lawn with shrub beds & borders and enclosed by fencing.

There is on street permit parking to front within the designated parking zone.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Trafford Road, Norwich

- Stunning bay fronted Victorian property
- Three bedrooms & bathroom off landing
- Two reception rooms & extended kitchen
- Private enclosed rear garden
- On street permit parking

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£380,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR142453 - 0004

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