



## College Road, Norwich, NR2

Six Bedroom Edwardian End Terraced House - Guide Price £575,000 - £600,000

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abbotFox presents this generous Edwardian end terraced house. Built-in 1908, this stunning home offers an array of accommodation over three storeys and retains a wealth of original character features. With a flexible layout offering six bedrooms to complement the four generous reception rooms, this home would be an ideal opportunity for any family looking to enjoy a sense of space.

With far-reaching City views from the top floor, properties of this size and setting are rare, Located in the heart of the ever-popular Golden Triangle, this home offers easy access to a wide variety of local amenities and independent retailers. Externally, this home provides, private front and rear gardens, with the additional benefit of two garages set to the rear of the property. Properties of this calibre are rarely available, and an internal viewing comes highly recommended.

## KEY FEATURES

- Edwardian end terraced house
- Stunning City views
- Original character features throughout
- Popular location
- Two separate garages
- Flexible accommodation
- Viewing advised

## SITUATION

The highly sought after NR2 area of Norwich sits just to the west of the City Centre and is often referred to as 'The Golden Triangle' due to its high desirability. Providing a wide range of amenities such as a Co-op, a Tesco Express, restaurants, takeaways and several parks. The NR2 area is also famed for its fantastic selection of public houses and a high number of local independent retailers. The vibrant City of Norwich is accessible by foot or a variety of regular bus routes are available including services to the City Centre, University of East Anglia, Norwich & Norfolk Hospital, Attleborough and many more making this location highly convenient for travelling in and around Norwich and the County of Norfolk.

## SERVICES

All mains services connected.

## LOCAL AUTHORITY

Norwich City Council

## COUNCIL TAX BAND

Band D

## TENURE

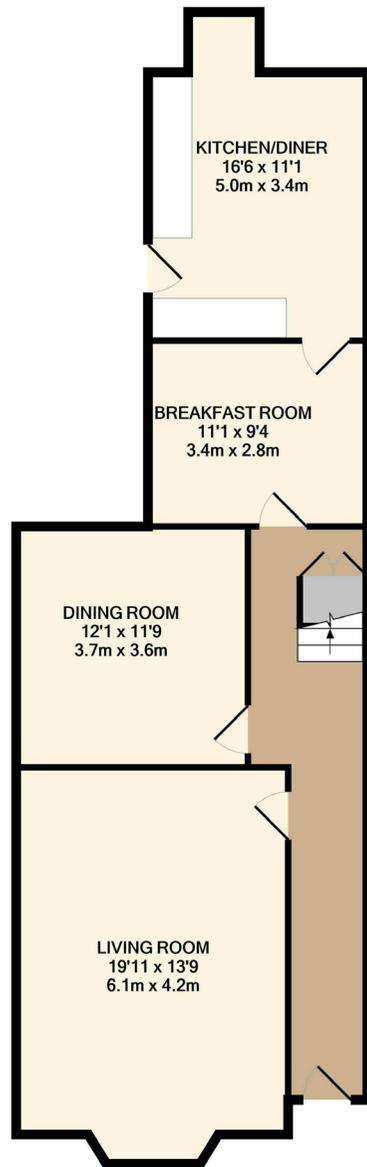
Freehold



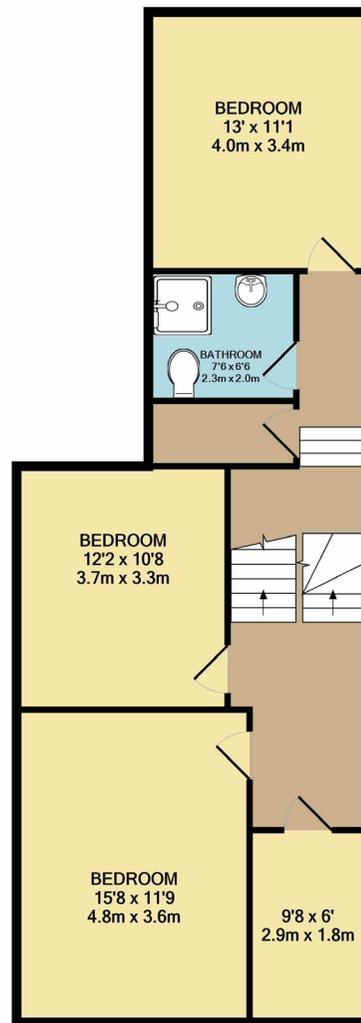


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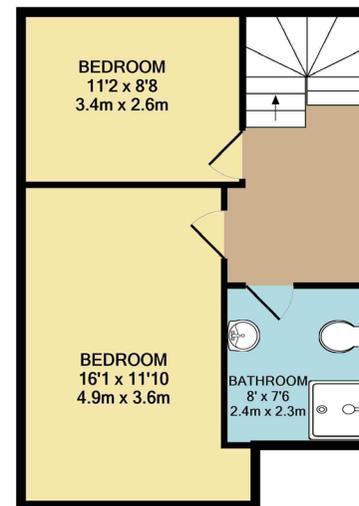
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GROUND FLOOR  
APPROX. FLOOR  
AREA 806 SQ.FT.  
(74.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 747 SQ.FT.  
(69.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1975 SQ.FT. (183.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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**abbotFox** Norwich Branch  
01603 660000  
sales@abbotfox.co.uk