



**Connaught Road, Norwich NR2 3BP**



**welcome to**

**Connaught Road, Norwich**

\*\*\*AN INVITING TERRACED HOME WITH GENEROUS SIZED WEST FACING GARDEN\*\*\* Located on a tree lined road with Norwich's esteemed Golden Triangle lies this well presented home with open plan kitchen / dining room offered to the market with no onward chain!!



### Entrance Porch

Door to front aspect, UPVC double glazed window to side aspect, door to living room;

### Living Room

11' 3" x 11' 5" max ( 3.43m x 3.48m max )

UPVC double glazed window to front aspect, cast iron fireplace with wooden surround, stripped wood floor, electric radiator, door to inner lobby;

### Inner Lobby

Door from living room, stripped wood floor, stairs to first floor landing, door to dining room;

### Dining Room

11' 5" max x 9' ( 3.48m max x 2.74m )

Door from inner lobby, under stairs cupboard housing electric meter and fuse board, stripped wood floor, electric radiator, open plan to kitchen;

### Kitchen

13' 7" x 8' 3" max ( 4.14m x 2.51m max )

Open plan from dining room, fitted kitchen comprising a range of base units, inset ceramic sink and drainer, freestanding electric cooker, plumbing and space for washing machine, space for fridge / freezer, space for tumble dryer, laminate floor, UPVC double glazed french doors to rear aspect leading to garden, door to shower room;

### Shower Room

UPVC double glazed window to rear aspect, suite comprising shower cubicle with electric shower, low level wc, pedestal sink, laminate floor.

### Landing

Stairs leading from inner lobby to first floor landing, doors to both bedrooms;

### Bedroom One

11' 2" x 11' 5" max ( 3.40m x 3.48m max )

UPVC double glazed window to front aspect, over stairs cupboard with loft access, stripped wood floor, electric radiator.

### Bedroom Two

9' x 11' 4" max ( 2.74m x 3.45m max )

UPVC double glazed window to rear aspect, stripped wood floor, electric radiator, open to en suite bathroom;

### En Suite Bathroom

UPVC double glazed window to rear aspect, suite comprising bath with mixer tap hand held shower attachment, low level wc, pedestal sink, laminate floor, airing cupboard housing immersion cylinder.

### External

The property is approached via a pathway to the front door with low maintenance garden laid to shingle. To the rear of the property there is a generous sized west facing garden which is laid to lawn and patio.



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](http://www.focalagent.com)



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welcome to

## Connaught Road, Norwich

- EXTENDED MID TERRACED HOME
- LOCATED ON A POPULAR TREE LINED STREET WITHIN NORWICH'S SOUGHT AFTER GOLDEN TRIANGLE
- TWO RECEPTION ROOMS WITH THE DINING ROOM OFFERING AN OPEN PLAN ARRANGEMENT TO THE EXTENDED KITCHEN
- DOWNSTAIRS SHOWER ROOM AND EN SUITE BATHROOM
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: F  
Council Tax Band: B

offers over

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106761 - 0010

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