



Trinity Street, Norwich NR2 2BH

welcome to

Trinity Street, Norwich

Character and charm with views over Jenny Lind Park make this beautiful home a must see. Packed with Original features, private garden and being offered with no onward chain viewing is essential.



Entrance Hall

Door to front aspect, laminate floor, under stairs storage cupboard, radiator, door to lounge, open to study and dining room, stairs to first floor landing.

Study

11' 4" x 5' 7" max (3.45m x 1.70m max)
Window to front aspect, laminate floor.

Lounge

13' x 11' 1" (3.96m x 3.38m)
Window to front aspect, secondary glazing, wood floor, cast iron fireplace, tiled hearth, cornice, radiator.

Dining Room

10' x 9' 8" max (3.05m x 2.95m max)
Window to rear aspect, cast iron wood burner, slate hearth, laminate flooring, radiator.

Kitchen

9' x 10' 5" (2.74m x 3.17m)
Double glazed window to rear and side aspect, fitted kitchen comprising a range of base units, block wood work surfaces over, inset ceramic sink, mixer tap, tiled splash back, free standing gas cooker, under counter space for fridge and freezer, plumbing and space for washing machine, gas fired central heating boiler, tiled flooring, radiator, door access to side passage, doors to conservatory and shower room;

Conservatory

UPVC double glazed French doors leading to rear garden.

Shower Room

Double glazed window to rear aspect, suite comprising shower cubicle, low level wc, pedestal sink, storage cupboard, radiator.

Landing

Stairs leading from entrance hall to first floor landing, wood floor, loft access, doors to all bedrooms and shower room.

Bedroom One

11' 2" x 12' 9" max (3.40m x 3.89m max)
Double glazed window to front aspect, wood floor, radiator.

Bedroom Two

11' 4" x 13' 1" narrowing to 9' 1" (3.45m x 3.99m narrowing to 2.77m)
Double glazed window to front aspect, wood floor, radiator.

Bedroom Three

10' 2" x 9' 8" (3.10m x 2.95m)
Double glazed window to rear aspect, wood floor, radiator.

Shower Room

Double glazed window to rear aspect, suite comprising shower cubicle with mains fed shower, low level wc, wash hand basin, laminate flooring, part tiled walls, extractor fan, radiator.

External

The property is approached via a pathway leading to the front door whilst to the rear there is an enclosed garden laid to patio with mature beds and borders with the advantage of a storage shed.



Ground Floor



First Floor

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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Trinity Street, Norwich

- GUIDE PRICE £300,000 - £325,000
- THREE BEDROOM HALL ENTRANCE TERRACED HOME
- THREE RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR SHOWER ROOM
- WOULD BENEFIT FROM MODERNISATION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£300,000



directions to this property:

From the William H Brown Unthank Road office proceed into Norwich along the Unthank Road taking a right-hand turning into Cambridge Street. As you approach the top of the road take a left-hand turning into Rupert Street and then a right into Trinity Street where the property will be located on your right-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106836 - 0006

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