ARLINGTON PARK







102 Connaught Road

, Norwich, NR2 3BS

Asking Price £215,000

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Situated in the highly desirable Golden Triangle of Norwich, this classic two-bedroom mid-terrace period property presents a fantastic opportunity for buyers. Offering well-proportioned living spaces and an enclosed courtyard garden, the home is perfectly positioned for city living and would benefit from some renovation/improvements.



- Two-bedroom mid-terrace Victorian property
- Highly sought-after NR2 Golden Triangle location
- Two distinct reception rooms
- Galley-style kitchen with integrated oven and hob
- First-floor bathroom located off the second bedroom
- Enclosed low-maintenance courtyard garden
- Period features including bay and sash windows
- Excellent potential for further renovation/improvements

DETAILED DESCRIPTION

This charming period mid-terrace home offers a traditional layout and fantastic potential for a buyer looking to carry out renovation/improvements. Approaching the property, a classic tiled path leads through a small walled front garden to the main entrance. The ground floor opens into a bright front lounge featuring a large bay window, a striking cast iron fireplace, and fitted alcove shelving. Beyond the central stairwell, the dining room provides a second generous reception space, complete with fitted alcove storage cupboards and a side-facing sash window.

The dining room flows naturally into a galley-style kitchen, which is fitted with white cabinetry, contrasting dark work surfaces, and a black-and-white tiled splashback. The kitchen includes a stainless steel sink, an integrated oven with a hob, and a door providing access to the rear garden. Two store cupboards are located at the very rear of the ground floor layout, offering highly useful additional storage space.

Upstairs, the property features two well-proportioned bedrooms. The front bedroom spans the full width of the house and benefits from a sash window and a built-in over-stairs storage cupboard. The second bedroom sits to the rear and provides direct access to the bathroom. The bathroom comprises a crisp white suite with a panelled bath, an overhead shower with a glass screen, a pedestal wash basin, and a WC.

Externally, the rear of the property features a fully enclosed, paved courtyard garden. This private outdoor space is enhanced by mature climbing plants, built-in corner bench seating, a small wooden store, and convenient gated rear access. Heating is provided by a gas central heating system with wall-mounted radiators visible throughout the home, and parking is available on-street.

COMPLIANCE AND KEY INFORMATION

EPC rating: D.

Council tax band: Properties of this size on Connaught Road fall into band B.

Name of the local authority: Norwich City Council.

Broadband and internet availability: Superfast and ultrafast fibre broadband are widely available in the NR2 area, with typical fibre speeds ranging between 38Mbps and 76Mbps, and ultrafast options up to 1130Mbps available via Virgin Media.

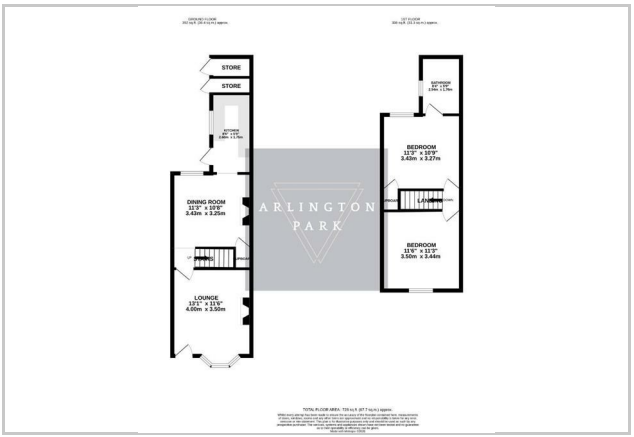
Material information: The property is a standard brick-built mid-terrace period house. It is connected to mains gas, electricity, and water, with gas central heating powered by a boiler.

LOCAL AREA AND FACILITIES

Located on Connaught Road in the heart of Norwich's renowned Golden Triangle, the property is perfectly placed to enjoy the best of local city life. The Golden Triangle is celebrated for its strong community feel, tree-lined streets, and proximity to independent shops, cafes, and traditional pubs. Families are well catered for, with excellent local schooling options nearby. Nelson Infant School and Recreation Road Infant School are both approximately 400 metres away. Jane Austen College serves as the nearest secondary school, situated 1.4 kilometres from the property. Transport links are highly convenient, with regular bus services operating nearby and Norwich railway station located approximately 2.3 kilometres away, offering direct connections to London and across the wider region.

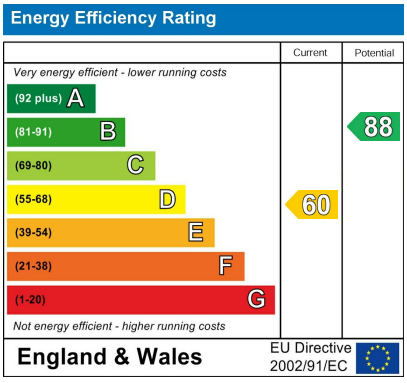






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