

Highland Road
Norwich, NR2 3NN

Guide Price £280,000 - £290,000

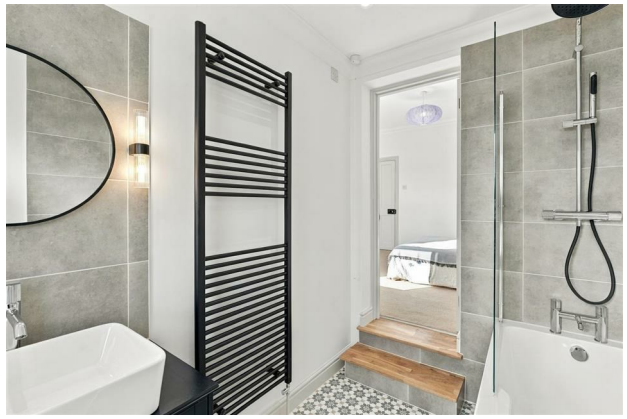
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residential

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*** Guide Price £280,000 - £290,000 *** Situated on a popular tree-lined road in Norwich's Golden Triangle, this bay-fronted Victorian terrace has been renovated by the current owners and benefits from a new kitchen, newly fitted bathroom en-suite, updated flooring and décor throughout. The ground floor offers two reception rooms, providing separate spaces for living and dining, alongside a modern fitted kitchen with integrated appliances. A useful utility room and cloakroom add further practicality. Upstairs, there are two double bedrooms, with the principal bedroom benefiting from a newly fitted en-suite bathroom. Outside, the rear garden is laid mainly to gravel, providing a low-maintenance space to enjoy during the warmer months. Combining the character of a Victorian terrace with a range of modern improvements, the property would make an ideal first home or purchase for those looking to move straight in. The property is offered for sale with no onward chain.







Sitting Room 12'8" max into bay x 11'6" max (3.87 max into bay x 3.52 max)
Double glazed entrance door, upvc double glazed sash look window to front aspect, engineered oak wooden floor and radiator.

Dining Area 11'6" max x 11'2" (3.53 max x 3.42)
Upvc double glazed sash look window to rear aspect, understairs storage cupboard, engineered oak wooden floor and radiator.

Kitchen 8'7" x 5'10" (2.64 x 1.79)
Newly fitted kitchen comprising wall and base units with wooden oak work surface over, built in oven with hob and extractor, built-in fridge, built-in microwave, cupboard housing central heating boiler, part-tiled splashbacks, tiled floor, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden,

Cloakroom / Utility 5'8" x 5'10" (1.74 x 1.80)
Low level WC, wash hand basin set in vanity unit, built-in washing machine, extractor fan, towel rail radiator and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'6" max x 11'3" (3.52 max x 3.43)
Upvc double glazed sash look window to front aspect, overstairs storage cupboard with loft access, and radiator.

Bedroom 11'6" max x 11'2" (3.52 max x 3.41)
Upvc double glazed sash look window to rear aspect, radiator and door to en-suite.

En Suite
Suite comprising panel bath with mixer tap and shower over, wash hand basin set in vanity unit with mixer tap, low level WC, spotlights, part-tiled walls, tiled-effect floor, towel rail radiator and upvc double glazed sash look window to rear aspect.

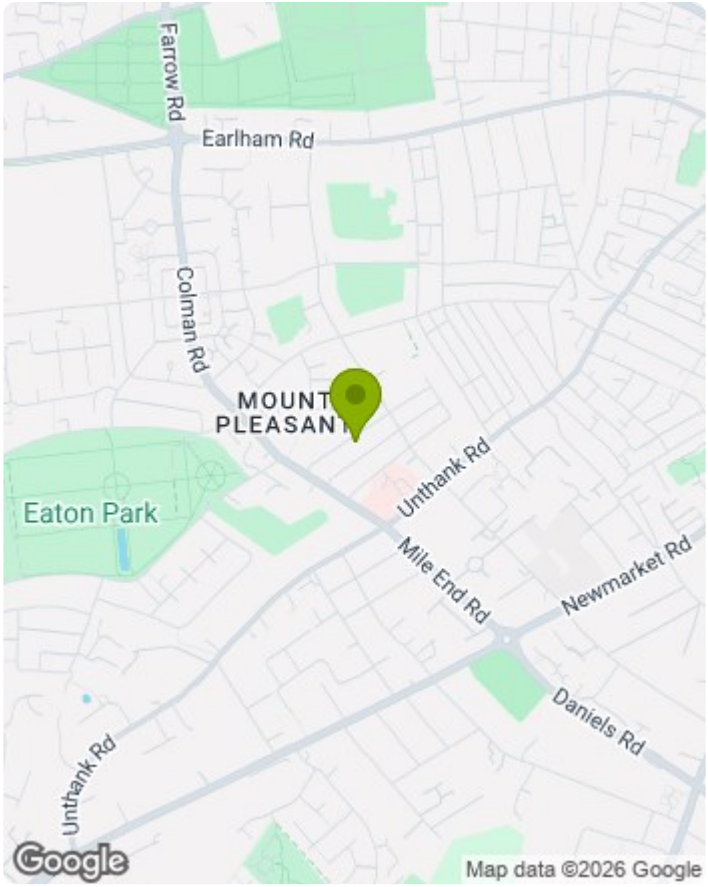
Front Garden
Traditional walled front garden with pathway leading to the entrance door.

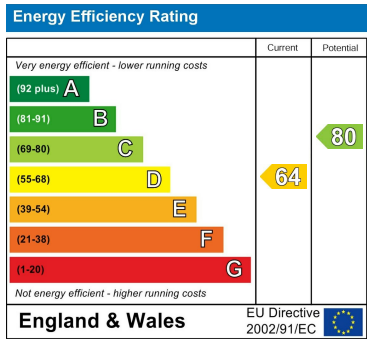
Rear Garden
Landscaped garden enclosed by fencing and laid predominantly to shingle, with shrub borders.

Agents Note
Council Tax Band B



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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