

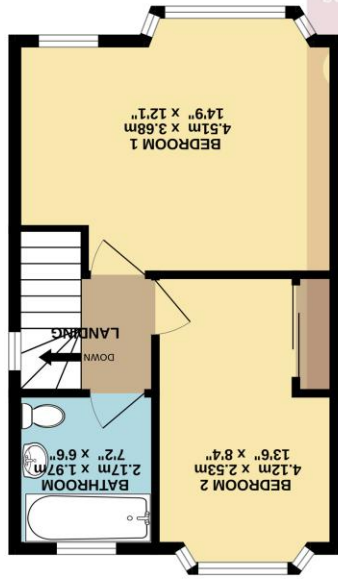
Norwich Office - Sales, Lettings and Auctions

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This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, fittings and dimensions are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Made with floorplan.co.uk



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7 Curtis Road, Norwich, NR6 6RB
Guide Price £220,000 - £230,000

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- No onward chain
- Two-bedroom semi-detached house
- Cul-de-sac location
- Spacious lounge
- Kitchen diner
- Two double bedrooms and bathroom off landing
- Gas central heating and double glazing
- Driveway and garage
- Private enclosed rear garden with good privacy
- Close to local amenities



Offered for sale with no onward chain, this attractive 1950s two-bedroom semi-detached home presents an excellent opportunity for first-time buyers or a family starting out. The accommodation begins with a welcoming entrance hall leading into a spacious, bay-fronted lounge, complete with a useful under-stairs storage cupboard. To the rear, a generous kitchen-diner is fitted with a range cooker and benefits from French doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the property offers two well-proportioned bedrooms and a family bathroom accessed from the landing. Additional benefits include double glazing and gas central heating throughout.

Externally, the home features a driveway providing off-road parking along with a garage. To the rear, you'll find a secluded and private garden, thoughtfully arranged with a patio area, pond, lawn, greenhouse, and a timber garden shed—perfect for enjoying outdoor living.

We hold the keys in the office, and early viewing is highly recommended to fully appreciate what this charming home has to offer.

Location Curtis Road in Hellesdon, north of the city centre, enjoys a highly convenient cul-de-sac location with excellent access to a wide range of local amenities. Just a short walk away, residents will find a handy parade of shops on Aylsham Road, along with a local pub, cosy cafés, takeaways, a bank, and a local doctor's surgery.



The area is well served by schooling options for all ages, making it an ideal location for families. For those who travel frequently, Norwich International Airport is easily accessible, while commuters will benefit from quick access to the Inner Ring Road and the Northern Distributor Road (NDR), ensuring efficient routes in and out of the city.

Public transport links are excellent, with regular services into the heart of Norwich, and several nearby supermarkets provide convenient options for day-to-day shopping. This location strikes a perfect balance between suburban comfort and urban connectivity.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | | | |
| (39-54) E | | 50 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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