



**Belvoir Street, Norwich NR2 3AZ**



**welcome to**

**Belvoir Street, Norwich**

YOUR NEXT HOME AWAITS... Situated within Norwich's vibrant Golden Triangle this spacious family home offers more than meets the eye. Offering 936 sq feet of accommodation, this home stands out from the local crowd!!



### Entrance Porch

Double glazed door to side aspect, laminate floor, doors to wc and entrance hall.

### Wc

Suite comprising low level wc, wash hand basin, part tiled walls, laminate floor, skylight window.

### Entrance Hallway

Door from entrance porch, laminate floor, under stairs cupboard,

### Kitchen

15' x 8' 6" ( 4.57m x 2.59m )

Double glazed window to front aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, freestanding cooker, over head cooker hood, plumbing and space for washing machine and dishwasher, gas fired central heating boiler, laminate flooring, radiator.

### Lounge / Dining Room

19' 5" x 15' ( 5.92m x 4.57m )

Double glazed window and patio doors to rear aspect, laminate floor, radiator.

### Landing

Stairs leading from entrance hall to first floor landing, airing / storage cupboard, doors to all bedrooms and bathroom.

### Bedroom One

10' 4" plus recess x 11' 9" ( 3.15m plus recess x 3.58m )

Double glazed window to front aspect, over stairs cupboard, laminate floor, radiator.

### Bedroom Two

9' 6" plus door recess x 8' 7" ( 2.90m plus door recess x 2.62m )

Double glazed window to rear aspect, laminate floor, radiator.

### Bedroom Three

11' 2" x 5' 9" ( 3.40m x 1.75m )

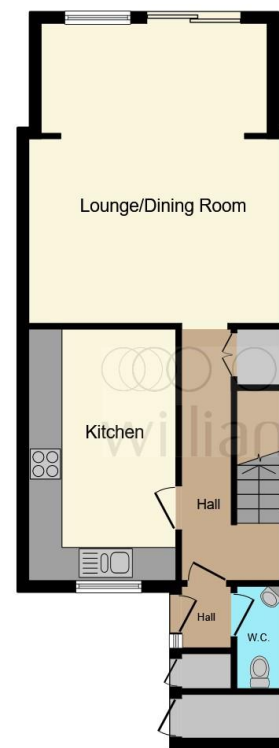
Double glazed window to rear aspect, laminate floor, radiator.

### Bathroom

Suite comprising bath with mixer tap and shower attachment over, low level wc, wash hand basin, part tiled walls, laminate floor, skylight window, wall mounted heater, radiator

### External

The property is approached via a pathway leading to the front door through a garden that offers an array of plants and shrubs. There is the advantage of a brick built storage shed adjoining the property. To the rear there is an enclosed garden laid to lawn and patio that benefits from a west facing aspect.



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



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## **Belvoir Street, Norwich**

- MID TERRACED HOME
- THREE BEDROOMS AND BATHROOM (OFF LANDING)
- ON STREET PERMIT PARKING AVAILABLE
- ENCLOSED WEST FACING GARDEN LAID TO LAWN AND PATIO
- GOLDEN TRIANGLE LOCATION WITH LOCAL AMENITIES AND FACILITIES WITHIN WALKING DISTANCE

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

**£270,000**

### **directions to this property:**

Proceed out of Norwich via the Earlham Road taking a right hand turning into Heigham Road. Take your next left into Stafford Street and then right into Belvoir Street where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106708 - 0003

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