



Belvoir Street
Norwich, NR2 3AY
Guide Price £240,000 - £250,000

claxtonbird
residential

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*** Guide Price £240,000 - £250,000 *** ClaxtonBird are pleased to offer this charming and traditional grey brick terrace located in the desirable Golden Triangle area of Norwich. The accommodation is presented in excellent condition, featuring two inviting reception rooms, a modern fitted kitchen, and a convenient ground floor bathroom. Additional benefits include gas central heating and double glazing, ensuring energy efficiency throughout the year. The location is key, situated just off Earlam Road, providing easy access to the vibrant city centre, where you can explore a variety of shops, restaurants, and cultural attractions. This property presents an excellent opportunity for first-time buyers or investors looking for a well-located home in a renowned area. Early viewing is advised.

Sitting Room 12'0" max x 10'11" (3.67 max x 3.34)

Entrance door, upvc double glazed sash look window to front aspect, shelving to recess, wooden floor and radiator.

Dining Room 11'11" max x 9'2" (3.65 max x 2.81)

Upvc sash look window to rear aspect, understairs storage cupboard, shelving to recess, Karndean wood-effect floor and radiator.

Kitchen 7'6" x 5'11" (2.29 x 1.81)

Fitted kitchen comprising base units with wood-effect worktop, sink unit, built-in oven with hob, washing machine, extractor fan, shelving, part tiled splashbacks, tiled floor, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.

Bathroom

Suite comprising panel bath with shower over, wash hand basin, low-level WC, part-tiled walls, tiled floor, radiator and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'9" max x 11'1" (3.60 max x 3.38)

Upvc double glazed sash look window to front aspect, overstairs storage cupboard housing the gas central heating boiler, additional fitted cupboard and radiator.

Bedroom 11'11" max x 9'4" (3.64 max x 2.85)

Upvc double glazed window to rear aspect, loft access, shelving to recess and radiator.

Front Garden

Walled garden laid predominantly to shingle with shrub borders and Harlequin tiled pathway leading to the entrance door.

Rear Garden

Mainly laid to patio, providing an ideal outdoor seating area with shrub and tree borders, outside tap and access to street via passageway.

Agents Note

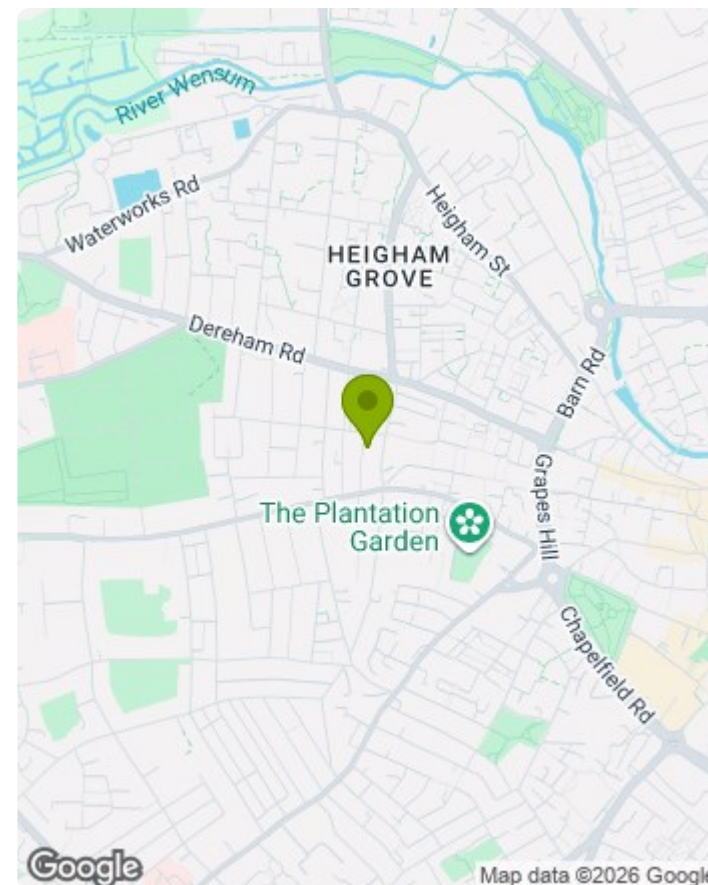
Council Tax Band B





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

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002

Email: norwich@claxtonbird.co.uk

www.claxtonbird.co.uk

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