

Belvoir Street
Norwich, NR2 3AY

Guide Price £240,000 - £250,000

claxtonbird
residential

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*** Guide Price £230,000 - £240,000 *** 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 Earlham 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







GROUND FLOOR

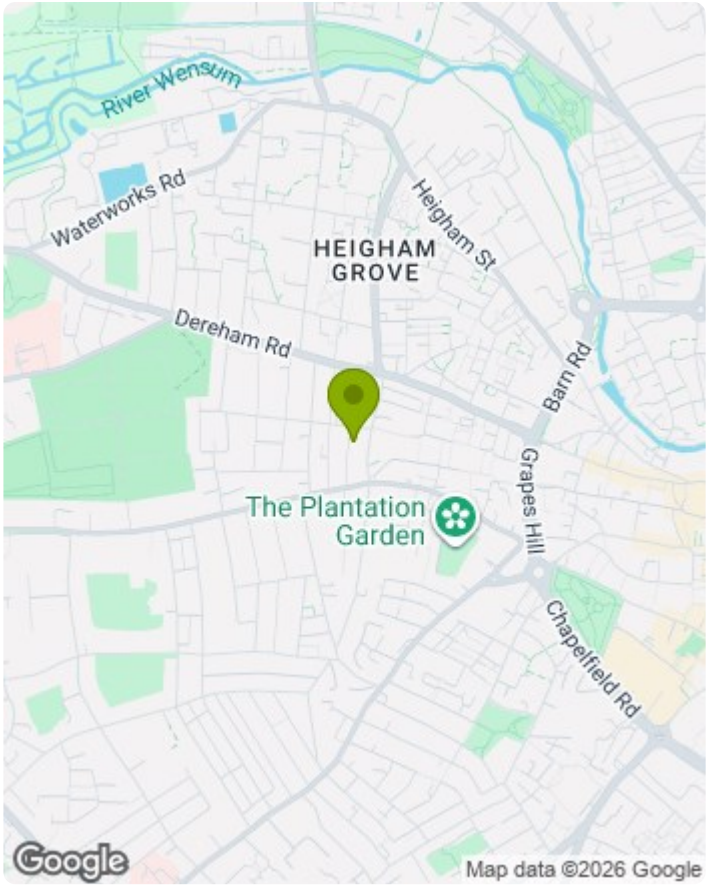
1ST FLOOR

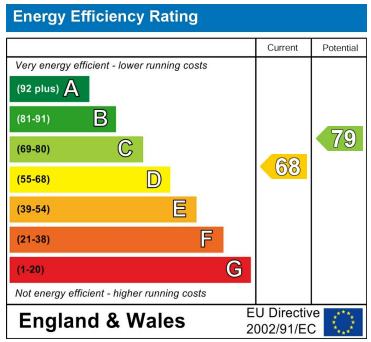


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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