



71 Heigham Road
Norwich, Norfolk, NR2 3AU

BROWN & CO



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A hall entrance Victorian terraced house positioned within Norwich's sought-after Golden Triangle, offering approximately 1,100 sq ft of accommodation arranged over three floors. The property benefits from three reception rooms, a west-facing rear garden and the rare advantage of driveway parking and is offered with no onward chain.

GUIDE PRICE - £325,000 - £350,000



DESCRIPTION

This Victorian terraced home occupies a desirable position within the Golden Triangle and provides spacious and flexible accommodation across three floors.

The ground floor accommodation begins with a traditional hall entrance with stairs rising to the first floor and access to the cellar. To the front of the property is a comfortable sitting room featuring fitted alcove storage and shelving, along with a front-facing window allowing good natural light. A separate dining room is positioned to the rear of the property and benefits from engineered wood flooring and a door opening onto the rear garden.

The kitchen is fitted with a range of base units with wooden work surfaces over, along with a ceramic double bowl sink and drainer. There is a gas range cooker with extractor hood above, space for a fridge/freezer and plumbing for both a washing machine and dishwasher. Windows to the side and rear aspects provide good natural light, and a door gives direct access to the garden.

A useful cellar room provides additional reception or storage space and includes fitted shelving and cupboards along with a radiator and window to the rear.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Two of the bedrooms are well-proportioned doubles, with the third bedroom suitable as a single room, nursery or home office.

The bathroom is fitted with a four-piece suite comprising a freestanding bath with shower attachment, a separate shower cubicle, pedestal wash basin and WC. The room also benefits from part tiled walls, wood-effect flooring and windows to the side and rear aspects.

The property benefits from gas central heating and double glazing throughout.

Externally, the property is approached via a driveway providing off-road parking for one vehicle. To the rear there is a west-facing garden comprising patio and lawn areas, providing space for outdoor seating and entertaining. A side access gate provides convenient access to the rear garden.

With its generous accommodation, character features and highly desirable location, the property would suit a range of buyers seeking a period home within easy reach of Norwich city centre.

Services – We believe that all mains' services are connected to the property. Gas central heating.

Local authority – Norwich City Council

Council tax band – Band B

LOCATION

The property is situated on Heigham Road within Norwich's highly regarded Golden Triangle. The location offers a wide range of amenities nearby including independent shops, cafés, restaurants and pubs along Unthank Road and Earlham Road, as well as schooling and regular public transport links. Norwich city centre and Norwich Railway Station are both within easy reach.

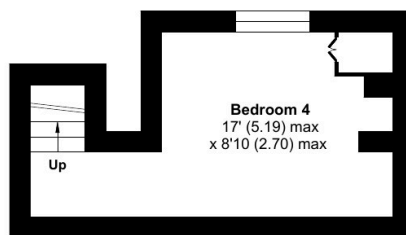
AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

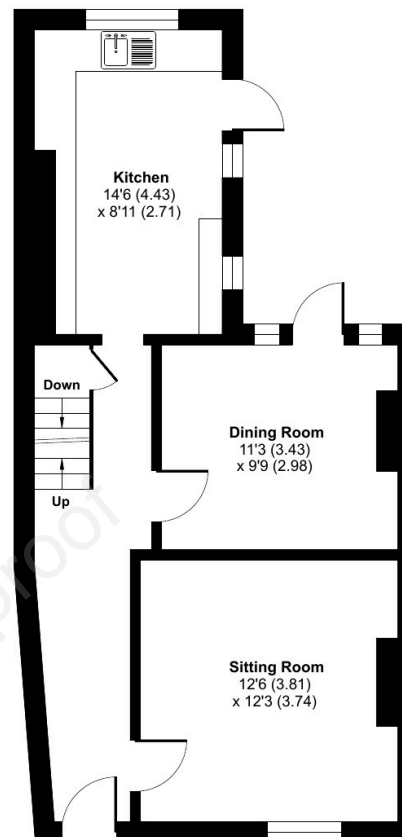
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



LOWER GROUND FLOOR

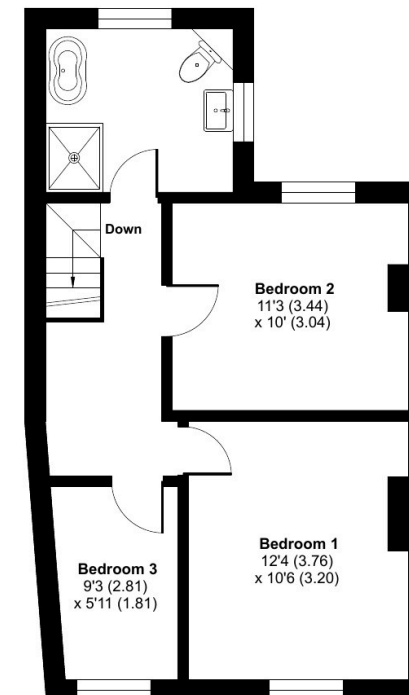


GROUND FLOOR

Heigham Road, Norwich, NR2

Approximate Area = 1112 sq ft / 103.3 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Brown & Co. REF: 1420119

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