



59 Edinburgh Road, Norwich

£270,000 Freehold



websters.

GUIDE PRICE £270,000-£280,000. Presenting this charming and light-filled Bay Fronted Victorian Terrace situated in the highly sought-after Golden Triangle. The property boasts two generously proportioned double bedrooms, ensuring ample space perfect for comfortable living (including an ensuite bathroom for added convenience). Furthermore, the property features a separate family bathroom, offering practicality for daily routines. The two reception rooms exude elegance and versatility, catering to various lifestyle needs. Boasting a private rear garden, this property provides a peaceful outdoor retreat. The absence of an onward chain ensures a straightforward and stress-free transaction process. This property has been tastefully designed and carefully maintained, offering a harmonious blend of period charm and modern comfort. Book your viewing today and seize this exceptional opportunity to own a piece of the coveted Golden Triangle neighbourhood.

Council Tax band: B



- Light And Spacious Bay Fronted Victorian Terrace
- Two Double Bedrooms
- Ensuite Bathroom And Separate Family Bathroom
- Two Reception Rooms
- No Onward Chain
- Private Rear Garden
- Highly Sought After Golden Triangle Location
- Ample Storage



Sitting Room

14' 7" x 11' 4" (4.45m x 3.46m)

Solid front door with fan light over, bay fronted double glazed casement window to the front aspect, feature fireplace with tiled heart and wooden surround, stripped wooden flooring, ceiling rose, picture rails and a radiator.

Dining Room

10' 11" x 11' 7" (3.34m x 3.54m)

Feature fireplace with tiled hearth and wooden surround, under stairs storage cupboard, stripped wooden flooring, sash window to the rear aspect, alcove storage, radiator and cornicing.

Kitchen

8' 6" x 5' 9" (2.59m x 1.74m)

Comprising a range of wall and base units with laminate work tops, free standing electric cooker with gas hob and extractor hood over, tiled flooring, inset stainless steel sink with mixer tap and drainer, casement window to the side aspect, integrated fridge - freezer, space and plumbing for washing machine, part obscure double glazed door to the rear garden and a radiator.

Bathroom

6' 2" x 6' 3" (1.87m x 1.90m)

Corner panel bath with shower over and tiled backing, low set WC, corner wall mounted hand wash basin with tiled splash back, tiled flooring, radiator, airing cupboard housing gas boiler and an obscure casement window to the rear aspect.

Bedroom One

11' 0" x 11' 7" (3.35m x 3.52m)

Double bedroom with a sash window to the rear aspect, radiator, build in storage cupboard and floor laid to carpet.

Ensuite

8' 6" x 5' 7" (2.59m x 1.70m)

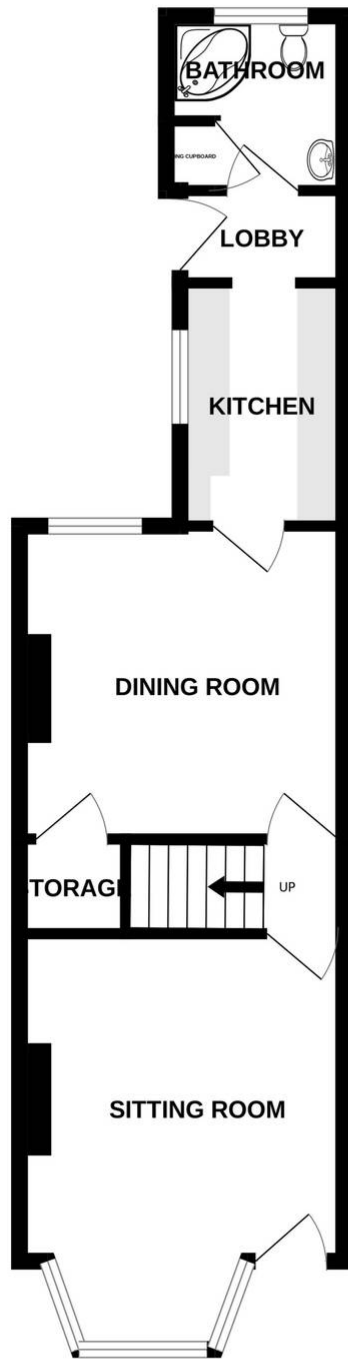
Panel bath with shower over and tiled backing, low set WC, pedestal hand wash basin with tiled splash back, laminate flooring, heated towel rail, extractor fan and an obscure uPVC double glazed window to the rear aspect.

Bedroom Two

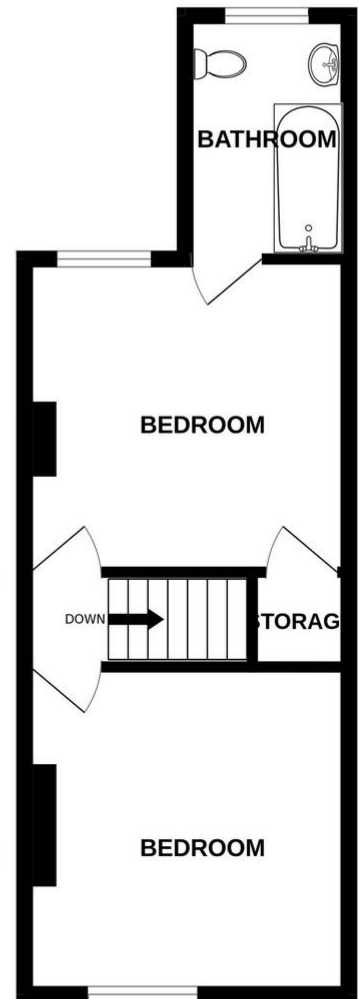
11' 6" x 11' 3" (3.50m x 3.44m)

Double bedroom with a feature fireplace with wooden surround, sash window to the front aspect, floor laid to carpet, radiator and picture rails.

GROUND FLOOR



1ST FLOOR



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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