



Avenue Road
Norwich, NR2 3HW
Guide Price £350,000 - £375,000

claxtonbird
residential

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*** Launch Event Saturday 15th August - Strictly By Appointment Only *** Guide Price £350,000 - £375,000 *** ClaxtonBird are pleased to present this charming hall entrance terrace house situated in the highly desirable Golden Triangle area of Norwich. This fantastic home has been thoughtfully updated and decorated by the current owners, making it an excellent turn-key purchase. The accommodation features an inviting open-plan living space that seamlessly connects the sitting room and dining room. The recently upgraded kitchen and cloakroom on the ground floor enhance the property's appeal. On the first floor, you will discover three spacious double bedrooms, along with a bathroom conveniently located off the landing. A staircase leads you to the converted attic bedroom, adding valuable extra space. Additional features include gas central heating and upvc double glazed windows throughout. Offered for sale with no onward chain.

Entrance Hall

Entrance door, stairs to first floor and stripped wooden floor.

Sitting Room 15'1" into bay x 10'2" max (4.62 into bay x 3.10 max)

Double glazed window to front aspect, decorative cast-iron fireplace with wood surround, stripped wooden floor and radiator. Open to:

Dining Room 12'10" x 10'5" max into recess (3.92 x 3.18 max into recess)

Double glazed window to rear aspect, understairs storage cupboard, shelving to recess, decorative cast-iron fireplace with wood surround, and stripped wooden floor.

Kitchen 11'3" x 7'7" (3.44 x 2.33)

Fitted kitchen comprising wall and base units with work surfaces over, inset sink drainer with mixer tap, stainless steel oven with hob and extractor over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, tiled splashbacks, tiled effect floor, radiator, double glazed window to side aspect and door leading out to the garden.

Cloakroom

Low-level WC, wash hand basin, wall-mounted central heating boiler, tiled splashbacks, tiled-effect floor, radiator and double glazed window to rear aspect.

First Floor Landing

Stairs to second floor and stripped wooden floor.

Bedroom 13'1" max into recess x 12'5" (4.00 max into recess x 3.79)

Double glazed window to front aspect and radiator.

Bedroom 10'4" max x 9'11" (3.17 max x 3.04)

Double glazed window to rear aspect, overstairs storage cupboard, stripped wooden floor and radiator.

Bedroom 11'4" max x 11'1" (3.47 max x 3.38)

Double glazed window to rear aspect, built-in wardrobe, stripped wooden floor and radiator.

Bathroom 9'4" x 5'3" (2.86 x 1.62)

Suite comprising bath with shower screen and shower over, low-level WC, wash hand basin, extractor fan, radiator and double glazed window to front aspect.

Second Floor Attic Bedroom 15'10" max x 13'1" max restricted head height (4.85 max x 4.00 max restricted head height)

Velux windows to front and rear aspects, double storage cupboard, eaves storage and radiator.

Front Garden

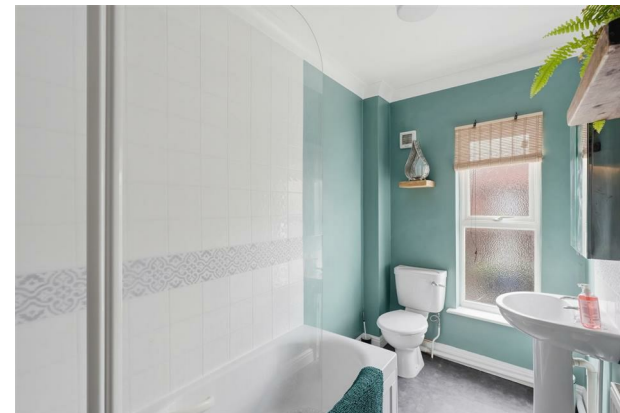
Traditional walled garden with pathway leading to the entrance door.

Rear Garden

Bisected garden enclosed by fencing and laid predominantly to lawn with decked seating area and gated access to passageway..

Agents Note

Council Tax Band B



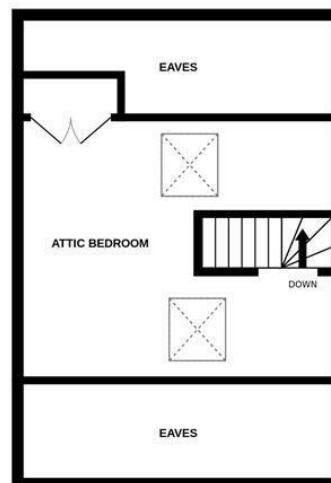
GROUND FLOOR



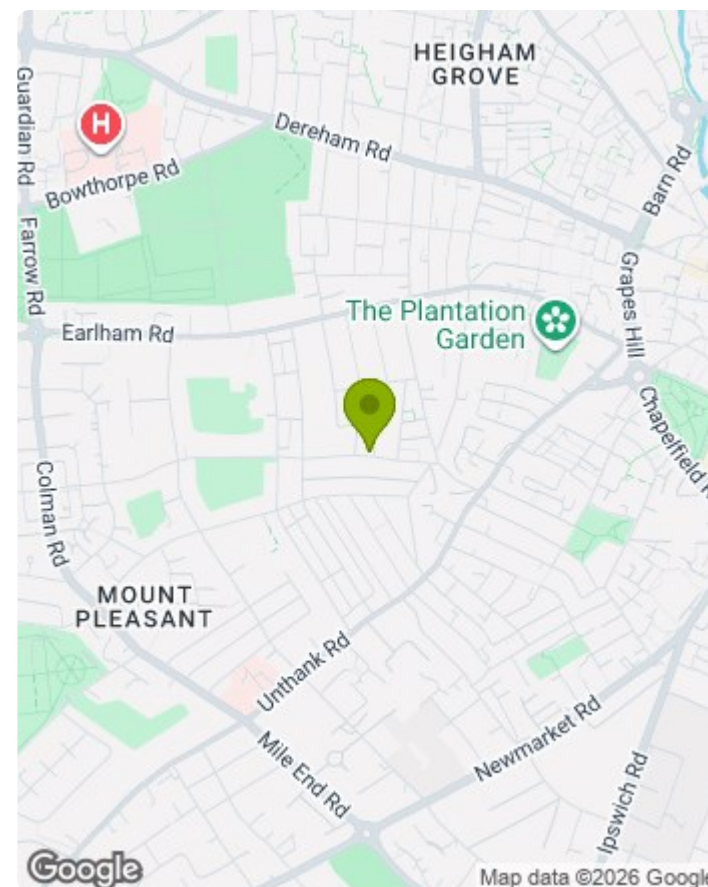
1ST FLOOR



2ND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.
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