



Henley Road
Norwich, NR2 3NL
Guide Price £300,000 - £325,000

claxtonbird
residential

Henley Road, Norwich, NR2 3NL

*** Guide Price £300,000 - £325,000 *** ClaxtonBird are pleased to present this delightful mid-terrace house, perfectly situated on a sought-after tree-lined street just off Christchurch Road. As you step inside, you'll be welcomed by a bright and airy bay-fronted sitting room, bathed with natural light and showcasing a beautiful cast iron fireplace that adds character and warmth. The open-plan kitchen and dining room form the heart of the home, creating an inviting space ideal for entertaining. This property truly distinguishes itself with its unique over-the-passage layout, featuring three generously sized bedrooms and a well-appointed bathroom, all conveniently located off the landing. Additional benefits include the convenience of a ground floor shower room, gas central heating, and predominantly double-glazed windows throughout. With its thoughtful design and charming aesthetic, this home is a perfect choice for those seeking a stylish and comfortable residence in a highly desirable location. Offered for sale with no onward chain.

Entrance Porch

Entrance door and glazed windows to front and side aspect.

Sitting Room 11'3" max to recess x 11'2" (3.44 max to recess x 3.41)

Double glazed sash bay window to front aspect, feature cast iron fireplace with tiled inset and hearth, cornice, and radiator.

Lobby

Storage cupboard.

Dining Room 11'3" max to recess x 11'3" (3.44 max to recess x 3.44)

Stairs to first floor, wood effect floor, radiator and glazed door leading out to the garden. Open to:

Kitchen 8'11" x 6'4" (2.72 x 1.95)

Fitted kitchen wall and base units with work surfaces over, stainless steel sink drainer with mixer tap, built-in oven with hob and extractor over, space for fridge and freezer, plumbing for washing machine, tiled splashbacks, wood effect floor, cupboard housing the wall-mounted central heating boiler and single glazed window to side aspect.

Shower Room 5'4" x 6'4" (1.63 x 1.95)

Suite comprising corner shower cubicle with inset shower, low-level WC, pedestal wash hand basin, part-tiled walls, tiled-effect floor, extractor fan, radiator and window to rear aspect.

First Floor Landing

Loft access, radiator and doors to all first-floor rooms.

Bedroom 9'3" max + door recess x 11'2" (2.83 max + door recess x 3.42)

Double glazed sash window to front aspect and radiator.

Bedroom 11'10" x 11'3" (3.63 x 3.45)

Double glazed sash window to rear aspect and radiator.

Bedroom 8'0" max x 10'4" (2.45 max x 3.17)

Double glazed sash window to rear aspect and radiator.

Bathroom 7'10" x 5'6" (2.41 x 1.70)

Three-piece suite comprising panel bath with mixer tap and shower attachment, low-level WC, pedestal wash hand basin, tiled effect floor, extractor fan, chrome towel rail radiator and double glazed sash window to front aspect.

Front Garden

Walled garden with Harlquin tiled pathway leading to the entrance door.

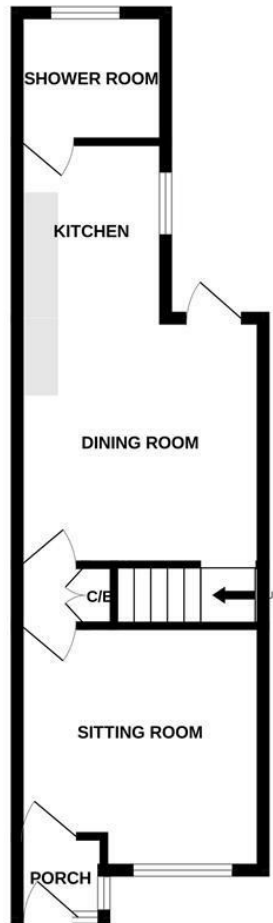
Rear Garden

Enclosed bisected rear garden laid to shingle with shrub borders and access to passageway.

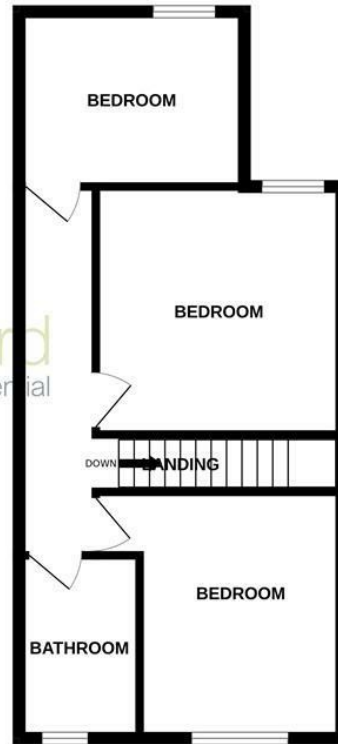
Agents Note

Council Tax Band B

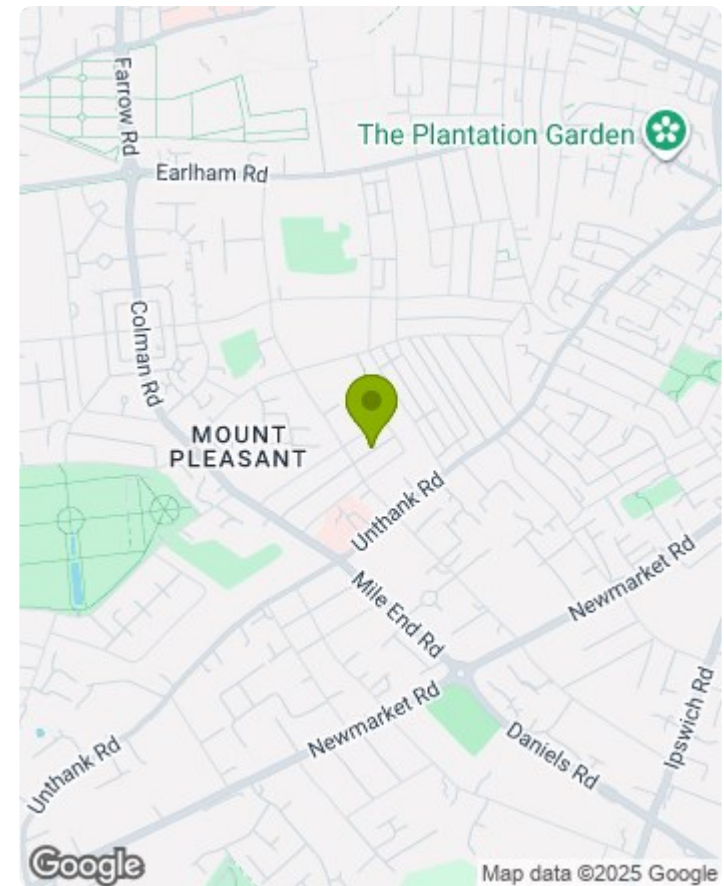




claxtonbird
residential



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.
Made with Metropix ©2025



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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- 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.
- 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.
- 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.
- 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.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

claxtonbird
residential

