

139 Cambridge
Street
Norwich
NR2 2BD



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139 Cambridge Street

Guide Price £280,000

Energy-Efficiency in the Golden Triangle...

Set along one of the Golden Triangle's most sought-after streets, 139 Cambridge Street is a beautifully presented hall-entrance terrace combining generous period proportions with an unusually strong range of energy-efficient improvements. With an EPC rating of B, photovoltaic solar panels, a substantial 13.5kWh Tesla battery, upgraded insulation and air-to-air heating and cooling, this is a home that has been thoughtfully improved not only for comfort, but also with running costs firmly in mind.

The location is equally appealing. Cambridge Street sits within easy walking distance of Norwich city centre, while the shops, cafés, pubs and restaurants of nearby Unthank Road are all close at hand. Norwich railway station is readily accessible for onward connections, and the area is well served by local schools, doctors' surgeries and other everyday amenities. Nearby green spaces, including Jenny Lind Park, also provide a welcome contrast to the convenience of city living.

Approached through a neatly enclosed front garden, with permit parking available on the street, the property opens into a proper entrance hall with useful space for coats and shoes. The hall-entrance arrangement is a particularly desirable feature of houses in this part of Norwich and gives the ground floor a pleasing sense of separation and flow.

To the front is an inviting sitting room, where a multi-fuel burner forms a natural focal point and provides additional warmth during the colder months. Further along the hallway, the separate dining room offers generous space for entertaining and benefits from an air-to-air heat pump, more commonly known as air conditioning, which provides both heating and cooling. When the photovoltaic panels are generating sufficient energy, the system can be operated using electricity produced by the property itself.

Beyond the dining room lies a wider-than-average kitchen, flooded with natural light from a large roof light overhead. Fitted cabinetry is complemented by wooden work surfaces, an electric oven, hob and extractor, while a window looks out towards the rear garden. The kitchen and bathroom are both fitted with heat-exchange extractor fans, designed to provide ventilation while retaining more of the warmth within the house.

A useful adjoining pantry leads through to a practical utility area with space for a washing machine and further storage. To the rear of the ground floor is the family bathroom, which was refitted in 2023 and includes a bath with waterfall-style shower over, wash facilities and WC.

Considerable attention has been paid to the thermal efficiency of the property. Cavity wall insulation has been installed, while the flat roof above the kitchen and bathroom has been renewed and fitted with 12cm of Celotex insulation, helping this part of the house maintain a comfortable and consistent temperature throughout the year.

Upstairs, the landing provides useful storage and access to the loft. Both bedrooms are notably generous doubles. The rear bedroom comfortably accommodates substantial bedroom furniture and overlooks the garden, while the impressive principal bedroom spans the front of the house and enjoys an outlook across Cambridge Street, together with extensive fitted storage and ample room for a king-size or super-king bed.



Outside, the rear garden has been arranged as an easy-to-manage private space, with timber decking, a seating area and room for bicycle storage.

Perhaps one of the most distinctive features of the property is its energy set-up. The photovoltaic panels are paired with a 13.5kWh Tesla battery, allowing surplus electricity generated during the day to be stored for use later. Combined with the EPC B rating, cavity wall insulation, upgraded roof insulation, heat-exchange ventilation and efficient air-to-air heating and cooling, the result is a home designed to make excellent use of the energy it produces. The current owner advises that gas and electricity bills have amounted to only a few hundred pounds per year, although naturally individual usage will vary.

For the present owner, the location has been a particular highlight: a quick walk from the city centre while still enjoying the neighbourhood feel of one of the Golden Triangle's most desirable streets. Together with its hall-entrance layout, two excellent double bedrooms, light-filled kitchen and extensive energy-efficient upgrades, 139 Cambridge Street offers an unusually compelling combination of period Norwich character, modern comfort and impressively low-energy living.

Agents notes...

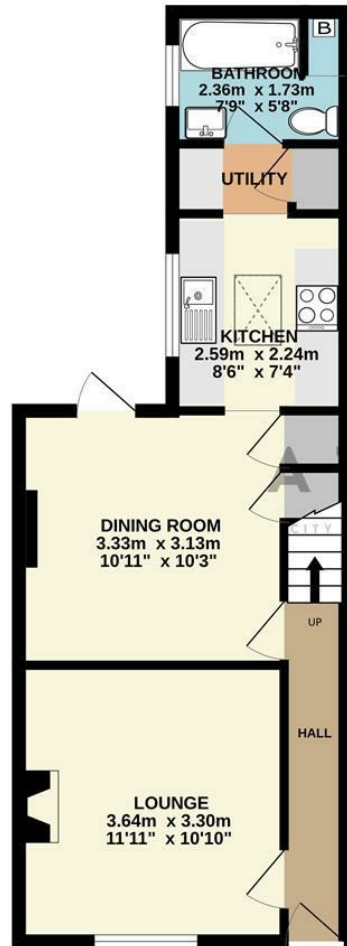
A pre-recorded walkaround tour is available for this property

The current EPC was carried out before all the energy efficiency items were added. A new EPC assessment was carried out today, 27th August, and we have been advised that it is now B-rated. New values will be added as soon as they are uploaded to the EPC register.

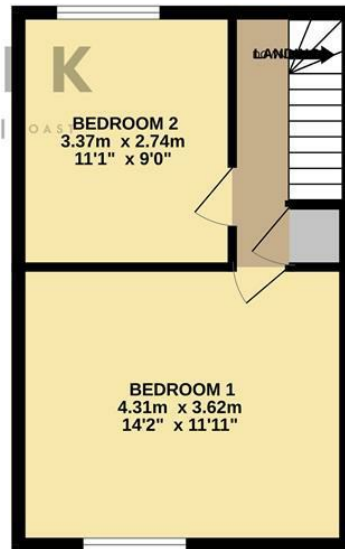
This property has a right of way from the rear garden over a neighbouring property.



GROUND FLOOR
39.7 sq.m. (428 sq.ft.) approx.



1ST FLOOR
29.0 sq.m. (312 sq.ft.) approx.



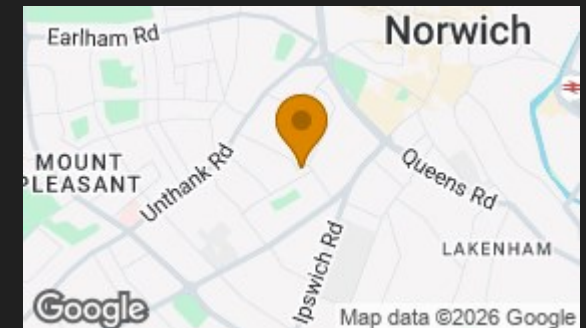
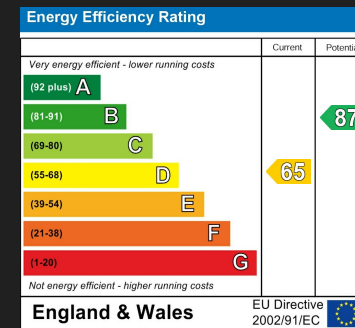
TOTAL FLOOR AREA : 68.7 sq.m. (740 sq.ft.) approx.

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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Local Authority
Norwich

Council Tax Band
B

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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