

propertyladder



Grove Road, Norwich, NR1

A Charming Hall Entrance Two Bedroom Period Terrace Home!

OFFERS IN EXCESS OF **£295,000** FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

VICTORIAN CHARM WITH CHAIN FREE EASE!

Situated south of Norwich on the ever popular Grove Road, this charming period mid terrace home is offered with no onward chain and presents an excellent opportunity for modernisation.

The property welcomes you via an entrance hall leading to a living room and a separate dining room, complete with a useful storage cupboard and a generous pantry. The ground floor also comprises a kitchen and bathroom. Upstairs, the first floor offers two bedrooms off the landing, including a spacious principal bedroom to the front with built in wardrobes, and a second bedroom to the rear, alongside a WC with basin. From the landing, stairs rise to a converted loft space, providing a versatile area ideal for home working or an additional reception room, with potential to create a third bedroom subject to requirements. Further benefits include a large cellar, offering excellent additional storage. The property has also benefited from newly fitted sash windows, enhancing both its character and curb appeal.



“ benefits include a large cellar, offering excellent additional storage ”



Overview

- Two Double Bedrooms Off Landing
- Converted Loft With Opportunity To Convert To Third Bedroom
- Two Reception Rooms & Large Cellar For Additional Storage
- Ground Floor Bathroom & First Floor WC
- Mature Front Gardens & Courtyard Area To Rear
- Popular South City Location Nearby To City Centre & Amenities
- Abundance Of Character Features With Opportunity To Modernise





Location

Grove Road, located in the sought after NR1 area to the south of Norwich city centre, is a popular residential street known for its character properties and convenient access to a wide range of local amenities. The area offers easy access to Norwich's vibrant city centre, with its array of shops, restaurants, cafés and cultural attractions, while also benefiting from nearby convenience stores, schools and healthcare facilities. Norwich Railway Station is within close proximity, making it ideal for commuters, and there are regular bus routes serving the area.

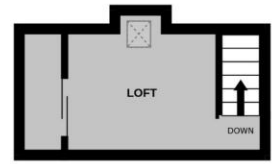
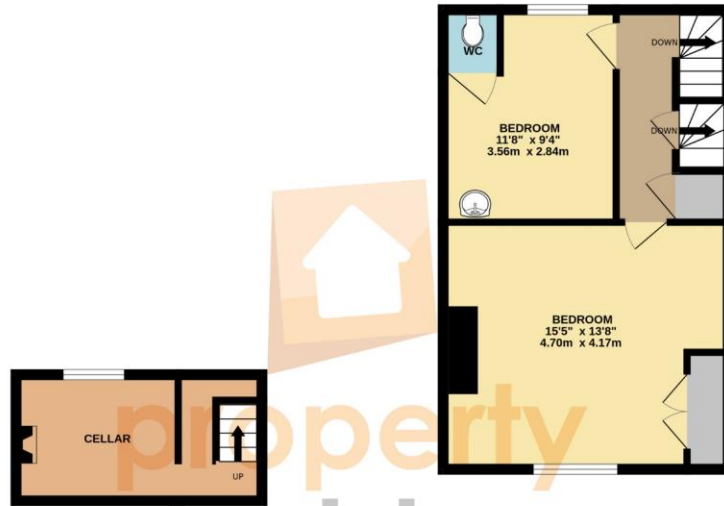
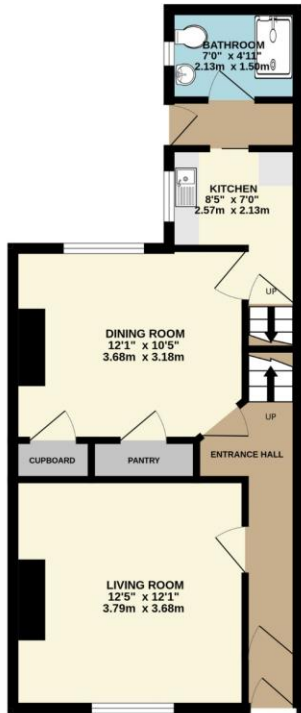


Outside

Outside, the property benefits from a well-maintained front garden, filled with colourful flowers and established shrubs, creating an attractive first impression. To the rear, there is a private, low maintenance courtyard garden.

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) 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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FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS,
MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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