Avenue Road

Norwich, NR2 3HN

Guide Price £240,000 - £250,000

claxtonbird
residential

Avenue Road, Norwich, NR2 3HN

*** Launch Event Saturday 28th February - Strictly By Appointment *** Guide Price £240,000 - £250,000 *** Located in the desirable Golden Triangle area of Norwich, this charming Victorian terrace house offers a wonderful opportunity to acquire a home set within a vibrant community. Upon entering, you are welcomed by an entrance porch that leads into a bright and airy sitting room, where natural light floods through the bay window, creating a delightful atmosphere. The remaining accomodation includes a dining room, a larger-than-average kitchen, convenient lobby and shower room to the ground floor. The first floor features two spacious bedrooms, one of which has access to a smaller third bedroom, making it a versatile space that could serve as a study or dressing room. Additional internal benefits include double glazing and gas central heating, ensuring comfort all year round. Offered for sale with no onward chain.

Entrance Porch
Upvc entrance door and inner glazed door to sitting room.

Sitting Room 13'5" max into bay x 11'2" max into recess (4.09 max into bay x 3.41 max into recess)
Upvc double glazed bay window to front aspect, cornice, ceiling rose and radiator.

Dining Room 11'5" max x 11'4" (3.49 max x 3.46)
Upvc double glazed window to rear aspect, under-stairs storage area and radiator. Archway opening to:

Kitchen 11'2" x 6'7" (3.42 x 2.03)
Fitted kitchen comprising wall and base units with work surface over, stainless steel sink drainer with mixer tap, electric cooker point, plumbing for washing machine, space for fridge freezer, part-tiled splashbacks, tiled floor, wall-mounted central heating boiler and upvc double glazed window to side aspect.

Lobby
Storage cupboard and upvc double glazed door leading out to the garden.

Shower Room 6'3" x 4'5" (1.91 x 1.36)
Suite comprising corner shower cubicle, low-level WC, wash hand basin set in vanity unit with mixer tap, part-tiled walls, part-pannelled walls, tiled floor, towel rail radiator, separate radiator and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'4" x 11'1" (3.46 x 3.38)
Upvc double glazed window to front aspect and radiator.

Bedroom 11'4" max x 11'4" (3.46 max x 3.46)
Upvc double glazed window to rear aspect, overstairs storage cupboard with loft access and radiator. Door to:

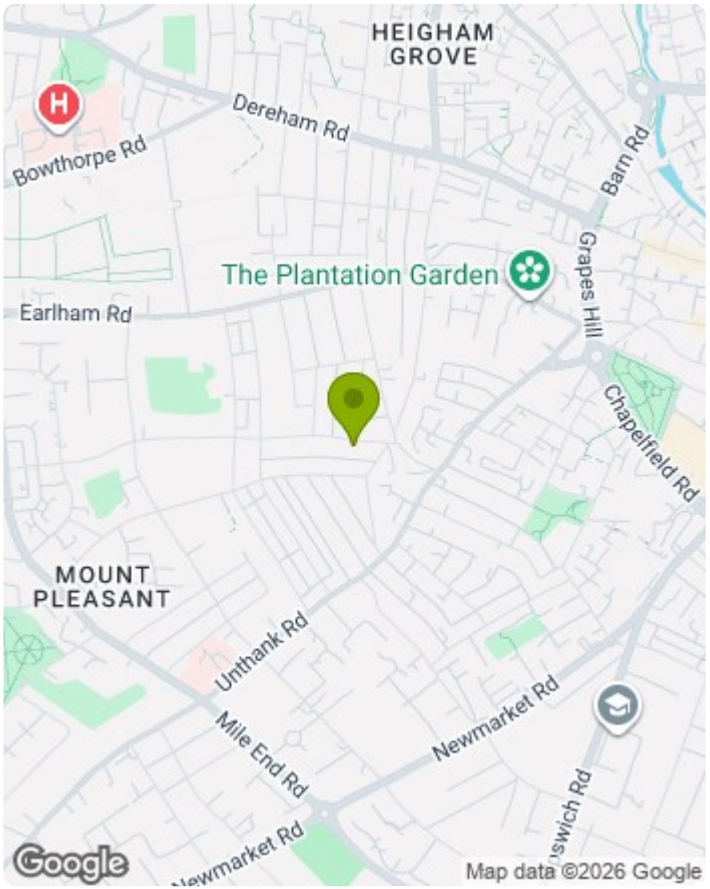
Bedroom 11'2" x 6'8" (3.42 x 2.04)
Upvc double glazed window to rear aspect, shelving and radiator.

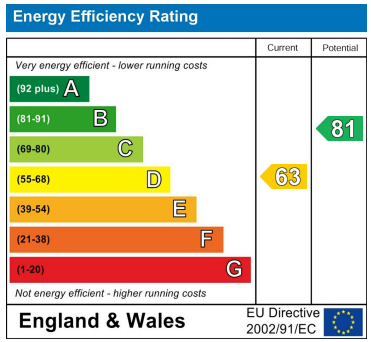
Front Garden
Walled garden with pathway leading to the entrance door.

Rear Garden
Non-bisected courtyard garden laid to patio with timber shed and gated access to passageway.

Agents Note
Council Tax Band B

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 ©2026





1. 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.
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.
4. 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.
5. 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