



Edinburgh Road | Norwich | NR2 3RJ

Asking Price £250,000

twgaze

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A well-presented two-bedroom bay-fronted end-terrace home situated in the highly sought-after Golden Triangle area of Norwich. This attractive property combines period character with comfortable living accommodation and benefits from its desirable end-terrace position. Located within easy reach of local amenities, popular cafes, restaurants, and Norwich city centre, the property offers an excellent opportunity for first-time buyers, professionals, or investors seeking a home in one of the city's most desirable residential locations.

- Popular Golden Triangle location
- End terrace location
- Two Bedrooms and bathroom
- Bay fronted Lounge off landing
- Dining room
- Kitchen
- Bi-sected garden

## Location

The property enjoys an enviable position just a five-minute drive from the vibrant centre of Norwich. Set within the highly sought-after NR2 postcode, this is one of the most desirable areas in the city, known for its Victorian homes, independent businesses, community atmosphere, and convenient location making it particularly attractive to families, professionals, and those wanting city-centre access without living directly in the centre.





### The Property

The beautifully presented accommodation is arranged over two floors and begins with an elegant bay-fronted lounge, flooded with natural light and showcasing the character synonymous with homes of this period. A separate dining room provides an excellent space for both formal entertaining and everyday living, whilst the kitchen and ground-floor cloakroom complete the accommodation at ground level. To the first floor, two generously proportioned bedrooms are served by a well appointed bathroom accessed independently from the landing. Rich in period charm, the property retains a wealth of original Victorian features, including impressive ceiling heights, traditional sash windows, and cast-iron fireplaces. These timeless details combine seamlessly with the practical layout to create a home of considerable character and appeal.

### Outside

To the rear of the property there is a bi sected garden. With a small courtyard leading to a larger garden with mature shrubs, flowers and lawn.

### Services

Mains electricity, mains water, mains drainage and mains gas central heating

### How to get there

What3words: [///intent.awards.valid](https://www.what3words.com/#!/intent.awards.valid)

### Viewing

By appointment with TW Gaze

### Freehold

Council Tax: Norwich City band B

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

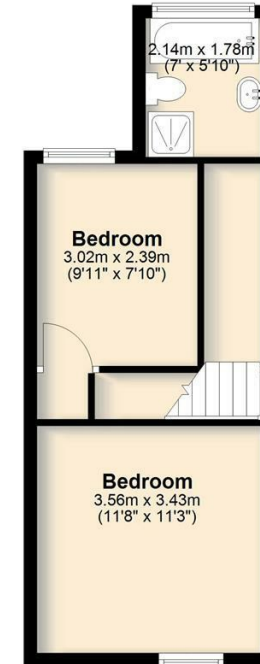
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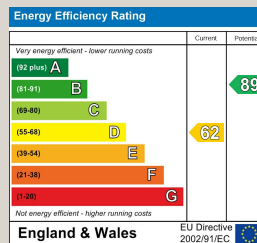
**Ground Floor**  
Approx. 33.9 sq. metres (365.2 sq. feet)



**First Floor**  
Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx. 63.6 sq. metres (684.4 sq. feet)



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