

OFFERS OVER

£275,000

Helena Road, Norwich, NR2 3BZ

Arnolds | Keys









THE PROPERTY

2 Helena Road, Norwich, NR2 3BZ

NO ONWARDS CHAIN Located on the highly desirable Helena Road within Norwich's popular Golden Triangle, this attractive and well maintained three bedroom end terrace property is ideal for modern family living. The accommodation is both spacious and versatile, featuring an entrance hall leading to two well proportioned reception rooms; both dual aspect rooms offering bright and relaxing spaces, with the kitchen leading to a groundfloor cloakroom. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from having its own private garage at the rear, with driveway, an enclosed courtyard garden which is ideally low maintenance and a lawned front garden. The property is ideally located within easy reach of a range of local amenities, well regarded schools and Norwich City Centre.

Having been a well loved home and a successful rental property, 2 Helena Road offers an ideal investment opportunity or for anyone seeking a convenient lifestyle just a moment walks from the City Centre.

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THE DETAILS

Property Details

ENTRANCE HALL
Composite door to front entrance, wooden flooring, radiator, carpeted stairs to first floor with built in cupboard underneath.

LIVING ROOM
A dual aspect room with double glazed bay window to front and window to side aspect, wooden flooring, radiator.

RECEPTION ROOM
Dual aspect room with double glazed window to front and side aspect, wooden flooring, radiator.

KITCHEN
Double glazed window to side aspect, wall and base units with timber worktop over, space and plumbing for washing machine, free standing Hotpoint oven with four ring gas hob and Smeg cooker hood over, space for free standing fridge freezer, vinyl flooring. Tiled area with uPVC door to side entrance and door to:-

CLOAKROOM
Double glazed window with obscured glass to front aspect, WC, wash hand basin, tiled flooring, radiator.

FIRST FLOOR LANDING
Wooden flooring, access to loft - which offers potential for conversion (subject to permissions) if desired, doors to all rooms:-

BEDROOM ONE
Double glazed window to side aspect, wooden flooring, radiator.

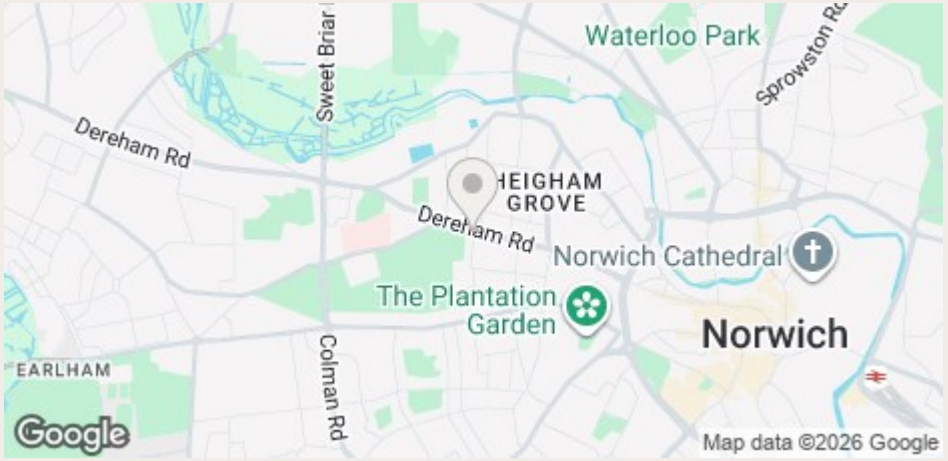
BEDROOM TWO
Double glazed window to front aspect, wooden flooring, radiator.

BEDROOM THREE
Double glazed window to side aspect, wooden flooring, radiator.

BATHROOM
Double glazed window with obscured glass to front aspect, bath with mains connected shower over, pedestal wash hand basin, WC, tiled flooring, radiator.

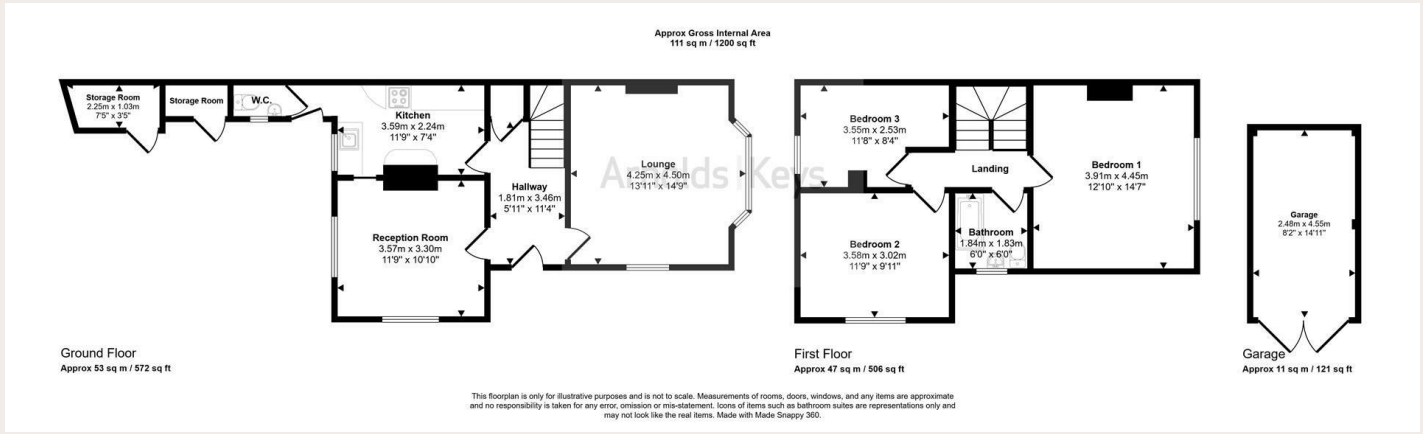
EXTERNAL
The property is in an elevated position from the road and can either be accessed at the front through a gate, with stairs leading to the front door, or a rear gate accessed from the driveway. The rear garden is paved with a sunken seated area and features an attached external store room. To the front the garden is laid to lawn with an established ever green tree providing privacy from the road.

AGENTS NOTES
This property is Freehold.
Mains drainage, electricity, gas and water connected.
Council tax band: C
The property is fitted with 7 solar panels.
Subject to the necessary planning permissions and building regulations approvals, there may be potential to extend into the loft, creating additional living accommodation.



Location

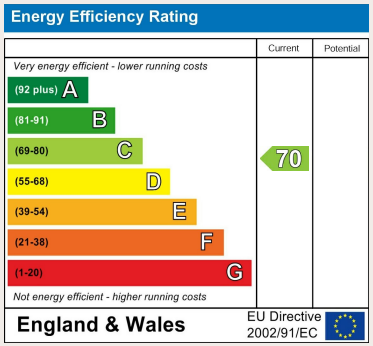
Helena Road is situated within Norwich's highly regarded Golden Triangle, one of the city's most sought after and characterful residential areas. Located just to the south west of the city centre, the area is known for its attractive Victorian terraces and tree lined streets. The property is conveniently positioned within walking distance from Norwich City Centre, providing easy access to a wide range of shopping, dining and amenities. At the heart of the Golden Triangle is Unthank Road, located within walking distance, which offers a vibrant mix of independent cafés, restaurants, pubs, and local shops. Everyday amenities such as supermarkets, convenience stores and healthcare services are all nearby. The area is placed within easy reach of the Norfolk & Norwich University Hospital, as well as a selection of well regarded local schools for all age groups with nearby parks including Heigham Park, Eaton Park, and Chapelfield Gardens.











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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250