LEASEHOLD







House - Mid Terrace (EPC Rating: D)

AVENUE ROAD
GOLDEN TRIANGLE
NORWICH
NR2 3HN

Offers in excess of

£230,000

FEATURES

- Mid-terrace home
- Three-bedrooms
- Spacious sitting room
- Separate dining room
- Bright kitchen
- Ground-floor bathroom
- Private rear garden
- On-street permit parking
- Popular NR2 location in Norwich
- Convenient access to Norwich city centre

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Ben Allman
Estate & Letting Agents

3 Bedroom House - Mid Terrace located in Golden Triangle

Combining characterful interiors with generous proportions and a versatile layout, this attractive three-bedroom mid-terrace home offers inviting accommodation complemented by a private rear garden.

The property opens into a welcoming sitting room, featuring a character fireplace that provides an appealing focal point. A small inner hallway leads through to the spacious dining room, offering ample space for family dining and entertaining, together with a useful storage cupboard.

The dining room flows seamlessly into the bright and practical kitchen, fitted with an integrated oven and hob, generous worktop space and plentiful cupboard storage. A door provides direct access to the rear garden, while the ground-floor bathroom is conveniently positioned just off the kitchen and comprises a bath with overhead shower, wash basin and WC.

To the first floor, the principal bedroom is generously proportioned, providing ample space for bedroom furnishings. A second well-sized double bedroom is complemented by a third bedroom, accessed via bedroom two, which offers excellent flexibility to suit a variety of needs, whether as a child's bedroom, playroom, home office or dressing room.

Externally, the property enjoys a private rear garden, featuring a lawned area and paved seating space, creating a pleasant setting for outdoor relaxation and entertaining. On-street parking is available via a permit scheme.

With its character features, spacious reception rooms and adaptable accommodation, this appealing home presents an excellent opportunity for those seeking a property with charm, practicality and outdoor space in Norwich.

SITTING ROOM

13'7" x 11'7"

A welcoming and generously proportioned reception room, offering an inviting space in which to relax and unwind. The character fireplace provides an attractive focal point, adding charm and character to the room, while the well-sized layout allows ample space for comfortable seating and furnishings.

DINING ROOM

11'7" x 11'2"

The spacious dining room provides an ideal setting for both everyday dining and entertaining guests. Offering plenty of room for a dining table and chairs, the room benefits from a practical storage cupboard and flows conveniently through to the kitchen, creating a natural connection between the principal living spaces.

KITCHEN

11'2" x 6'8"

Bright and practical, the kitchen is fitted with an integrated oven and hob, generous worktop space and a range of cupboards providing useful storage. The layout offers a functional space for food preparation, while direct access to the rear garden adds convenience and allows for easy enjoyment of the outdoor space.

BATHROOM

Conveniently positioned on the ground floor, the bathroom comprises a bath with overhead shower, wash basin and WC. A practical and functional space, it provides all the essential facilities within easy reach of the main living accommodation.

PRIMARY BEDROOM

11'7" x 11'3"

The principal bedroom is a spacious and comfortable room, offering ample space for a double bed and additional bedroom furniture. Its generous proportions provide flexibility when arranging the room, creating a relaxing retreat at the end of the day.

BEDROOM TWO

11'7" x 11'5"

A well-proportioned second bedroom, offering sufficient space for a double bed and accompanying furniture. The room provides versatile accommodation, suitable for family members or guests, and also gives access to the third bedroom.

BEDROOM THREE

11'4" x 6'8"

Accessed via bedroom two, the third bedroom offers a versatile additional space that can be adapted to suit a variety of requirements. Ideal as a child's bedroom, playroom, dressing room or home office, it provides valuable flexibility for modern living.

OUTSIDE

The property benefits from a private rear garden, featuring a lawned area alongside a paved section suitable for outdoor seating and garden furniture. Offering space to relax, enjoy the warmer months or entertain outdoors, the garden provides a welcome extension of the property's living accommodation.

On-street parking is available via a permit scheme, offering a convenient parking option for residents.

LOCATION

Situated in Norwich's popular NR2 area, Avenue Road offers convenient access to the city centre, local shops, cafés, restaurants and everyday amenities. The nearby Golden Triangle is renowned for its independent businesses and welcoming atmosphere, while local green spaces and transport links further enhance the appeal of this well-established residential location.

AGENTS NOTE

There is a long lease of approximately 871 years remaining and no ground rent payable.
The freehold can be acquired. Last time the seller enquired was approx. £3250.



















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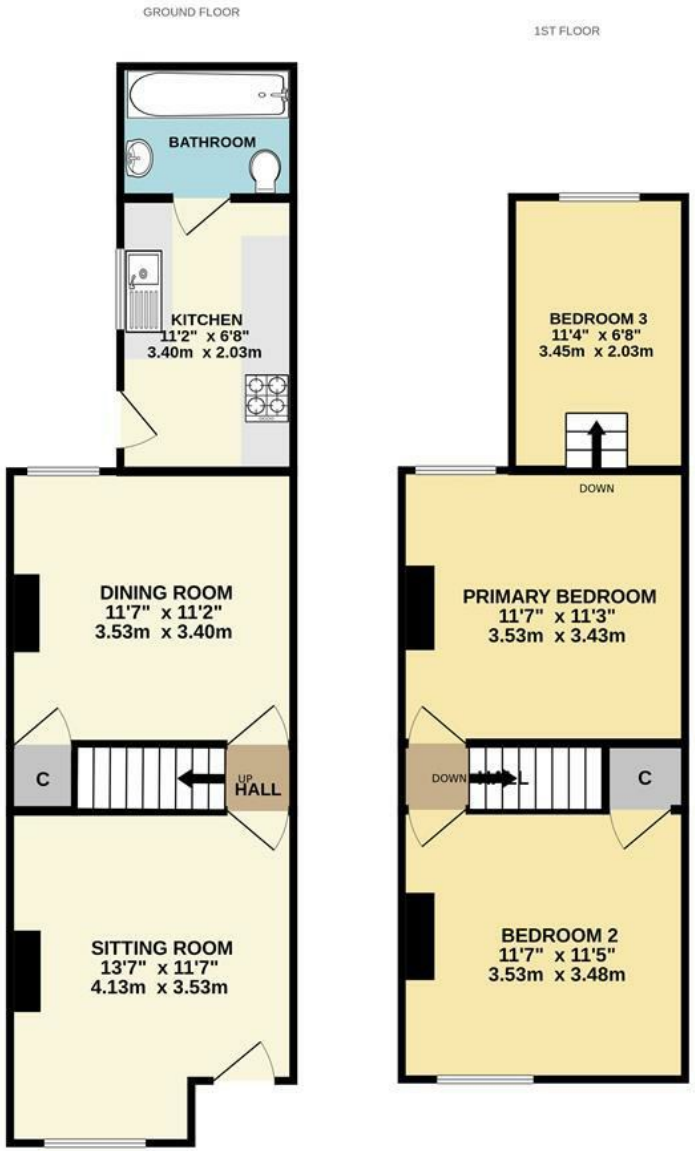
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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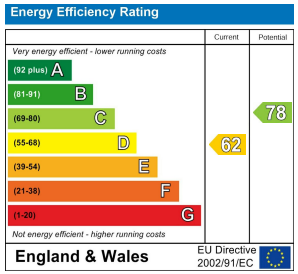
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