

FREEHOLD



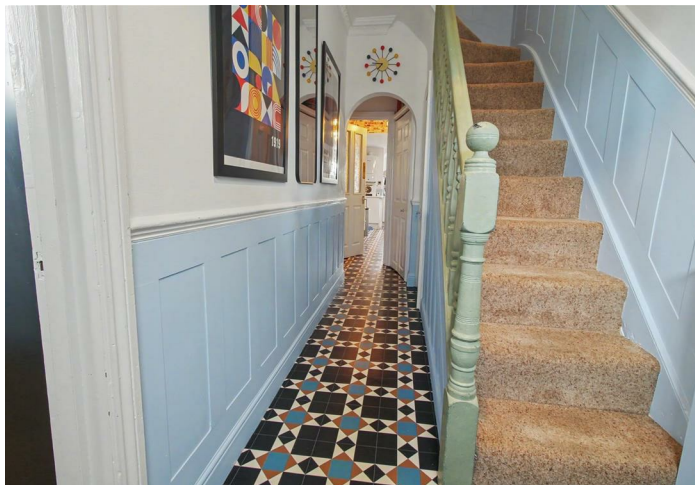
House - Terraced

70 HEIGHAM ROAD,
NORWICH, NR2
3AU

Offers In The Region Of
£325,000

FEATURES

- Terrace House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom and Seperate w.c
- Cellar
- Enclosed Rear Garden
- Off Road Parking



3 Bedroom House - Terraced located in Norwich

Situated on Heigham Road in the vibrant city of Norwich, this charming terraced house offers a delightful blend of comfort and practicality. The property features two inviting reception rooms, perfect for both relaxation and entertaining. The spacious lounge and dining area create a warm atmosphere, while the separate reception room provides additional space for family gatherings or a quiet study.

The heart of the home is undoubtedly the generous 19-foot kitchen, which is well-equipped and designed for culinary enthusiasts. The ground floor also boasts a separate W.C. and on the first floor there is a refitted bathroom, ensuring convenience for residents and guests alike.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The enclosed rear garden is a lovely outdoor space, ideal for enjoying the fresh air, gardening, or simply unwinding in a private setting.

This property is perfect for families or professionals seeking a comfortable home in a desirable location. With its blend of traditional charm and modern amenities, this terraced house on Heigham Road is a wonderful opportunity not to be missed so call now to view 01603 338433.

Entrance Hall

With front entrance door, stairs to the first floor, radiator, Acanthus Leaf coving, doors leading to the Cellar, Reception Room, Lounge, Cloakroom and Kitchen.

Dining Room/Reception Room

11'5" x 13'0"

With double glazed window to the front aspect, Acanthus Leaf coving, exposed wooden floorboard and radiator.

Cloakroom

With low level w.c.

Cellar

With light.

Kitchen

7'6" x 19'4"

Fitted with a range of wall, base and drawer units, tiled splash backs, stainless steel sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, electric oven, gas hob and extractor over, window to the rear aspect, wall mounted boiler, Acanthus Leaf coving and opening leading to the Lounge/Dining Room.

Lounge

20'0" x 9'3" min 9'8" max

With feature fireplace, doors leading to the rear garden, feature ceiling rose, Acanthus Leaf coving and radiator.

Landing

With doors to all rooms, loft access (the loft has two Velux style windows, power and light and mainly boarded) and radiator.

Bedroom 1

12'0" x 9'6"

With a window to the rear aspect and radiator.

Bedroom 2

9'8" x 9'5"

With radiator and window to the front aspect.

Bedroom 3

8'7" x 7'6"

With window to the rear aspect and radiator.

Bathroom

Refitted with a three piece suite comprising of panelled bath with shower over, low level w.c, hand wash basin, heated towel rail and window to the front aspect.

Outside

The property is approached by a shingle driveway providing off road parking for two cars. The rear garden features a storage shed, patio area and all enclosed by timber fencing with side access gate.



Call us on
01603 338433
norwich@thinkproperty.ltd
<https://www.thinkproperty.ltd/>

Council Tax Band
C



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

