

Helena Road

Norwich, NR2 3BZ

Guide Price £290,000 - £300,000

claxtonbird
residential

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*** Guide Price £290,000 - £300,000 *** ClaxtonBird is pleased to present this charming mid-terrace house, featuring a unique layout in the highly desirable Golden Triangle area of Norwich. Overlooking Earlham Cemetery, the property includes a mature, private rear garden that offers a peaceful retreat in the heart of the city. The accomodation boasts two spacious bedrooms and a newly fitted bathroom suite, all of which are individually accessible from the landing. This home showcases beautiful period features, including elegant sash windows and stripped wooden floors, adding character and charm throughout. Ideally located within walking distance of the city centre, it provides both convenience and comfort for its residents.

Sitting Room 11'2 x 11'2 (3.40m x 3.40m)
Part-glazed entrance door, sash window to front aspect, ornate coving and ceiling rose, cast-iron fireplace with marble hearth and timber surround, understairs storage area, stripped wooden floor and contemporary upright radiator.

Dining Room 11'2 x 10'5 (3.40m x 3.18m)
Sash window to rear aspect, cast iron dual fuel burner, stairs to first floor, stripped wooden floor and contemporary upright radiator.

Kitchen 11'4 x 6'0 (3.45m x 1.83m)
Fitted kitchen comprising a range of wall and base units with timber block work surface over, inset one and a half bowl single drainer stainless steel sink unit, plumbing for washing machine, space for cooker, space for fridge freezer, wall mounted gas central heating boiler and double glazed window to side aspect.

Office 9'2 x 6'3 (2.79m x 1.91m)
Built-in storage cupboard, upvc double glazed window to side aspect and upvc double-glazed door leading out to the garden.

Garden Room 7'8 x 6'8 (2.34m x 2.03m)
Brick-based space with hardwood double glazing overlooking the garden and tiled floor.

First Floor Landing
Doors to all first floor rooms.

Bedroom 11'2 x 11'2 (3.40m x 3.40m)
Sash window to front aspect, decorative cast iron fireplace, built-in double wardrobe, stripped wooden floor and radiator.

Bedroom 10'6 x 7'9 (3.20m x 2.36m)
Sash window to rear aspect, decorative cast iron fireplace, built-in cupboard and radiator.

Bathroom
Modern suite comprising bath with mixer shower, separate shower cubicle with rainfall shower over, wash hand basin set in vanity unit, built-in WC, radiator and hardwood double glazed window to side aspect.

Front Garden
Traditional railed garden with gate and checkerboard pathway leading to the entrance door.

Rear Garden
West-facing non-bisected garden, laid predominantly to patio with plant and shrub borders, large timber shed, and gated access into the cemetery grounds.

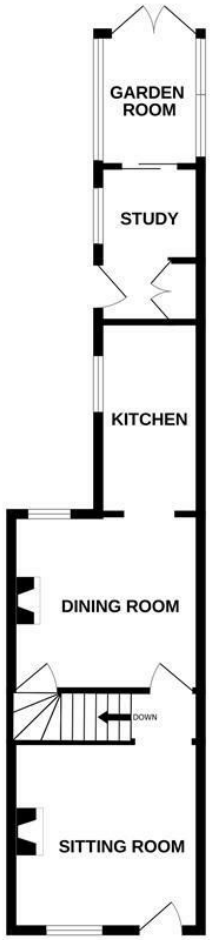
Agents Note
Council Tax Band B



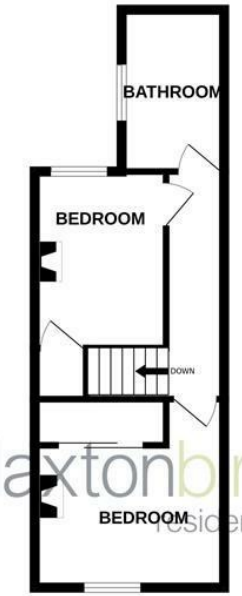




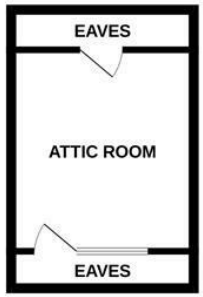
GROUND FLOOR



1ST FLOOR

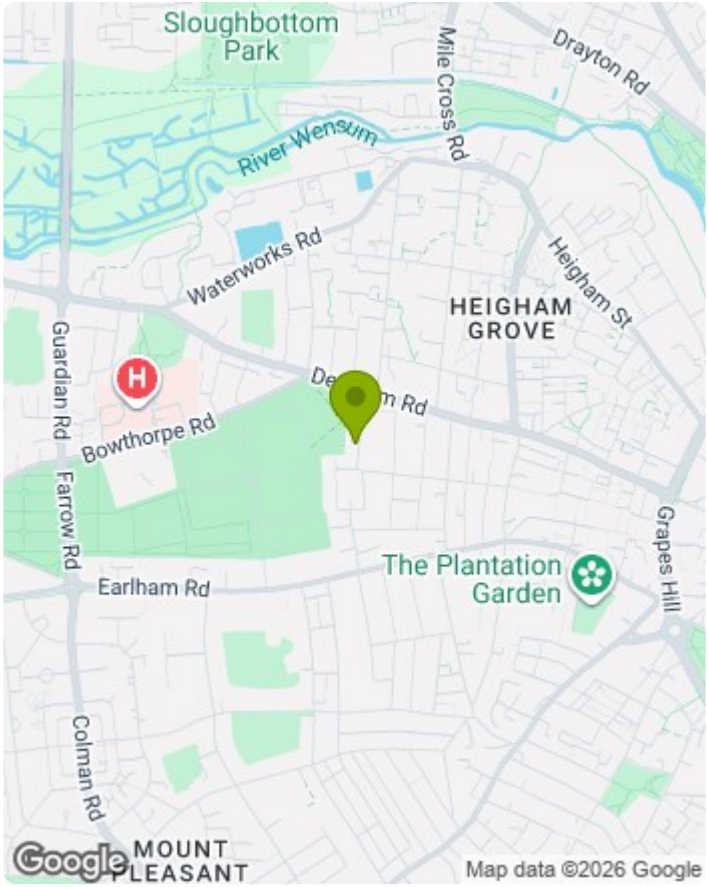


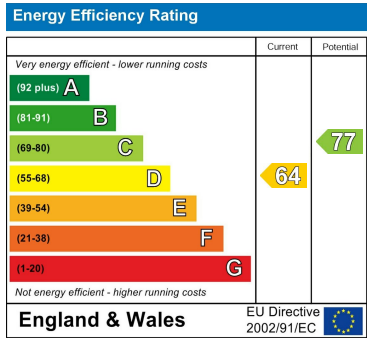
2ND FLOOR



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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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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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