



Avenue Road  
Norwich, NR2 3HN

Guide Price £300,000 - £310,000

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residential

# Avenue Road, Norwich, NR2 3HN

\*\*\* Guide Price £290,000- £300,000\*\*\* Located on Avenue Road in Norwich's desirable Golden Triangle, this bay-fronted Victorian terrace is offered with no onward chain. The property features three bedrooms, an upstairs shower room off the landing, and an additional ground floor shower room.

The sitting room includes a sash bay window, picture rail, cornice, and stripped wooden flooring, while the spacious dining room features a cast iron fireplace and under-stairs storage. The fitted kitchen offers wall and base units, tiled floor, and plumbing for appliances. A modern ground floor shower room is positioned at the rear. Upstairs are three well-proportioned bedrooms, all with sash windows and stripped wooden floors. The first-floor shower room includes a double shower, WC, and wash basin.

Outside, there is a walled front garden and a low-maintenance rear patio garden with a shed and passageway access.

## Sitting Room 13'6" max into bay 11'3" min x 11'8" max to recess (4.14 max into bay 3.43 min x 3.57 max to recess)

Glazed entrance door, sash bay window to front aspect, picture rail, cornice, stripped wooden floor and radiator.

## Dining Room 18'2" max x 11'2" (5.56 max x 3.42)

Window to rear aspect, feature Victorian cast iron fireplace with wood surround, under stairs storage cupboard, stripped wooden floor and radiator.

## Kitchen 11'1" max x 6'8" (3.38 max x 2.04)

Fitted kitchen comprising wall and base units with worktop over, sink drainer with mixer tap, cooker point, plumbing for washing machine and dishwasher, splashbacks, tiled floor, wall-mounted central heating boiler and sash window to side aspect.

## Shower Room 7'4" x 5'2" (2.26 x 1.60)

Suite comprising shower cubicle with inset shower, low level WC, wash hand basin, fully tiled walls, tiled floor, extractor fan, spotlights, towel rail radiator, and upvc double glazed windows to side and rear aspect.



## First Floor Landing

Loft access and doors to all first floor rooms.

## Bedroom 11'2" x 11'3" max (3.41 x 3.44 max)

Sash window to front aspect, cast iron Victorian fireplace, stripped wooden floor and radiator.

## Bedroom 12'8" max x 8'10" (3.88 max x 2.71)

Sash window to rear aspect, cast iron fireplace, stripped wooden floor and radiator.

## Bedroom 10'6" x 11'3" (3.21 x 3.43)

Sash window to rear aspect, stripped wooden floor and radiator.



## Shower Room

Suite comprising double shower cubicle with inset shower, low level WC, wash hand basin with mixer tap, tiled walls, wood effect floor, extractor fan, radiator and upvc double glazed window to front aspect.

## Front Garden

Walled garden with pathway leading to the entrance door.

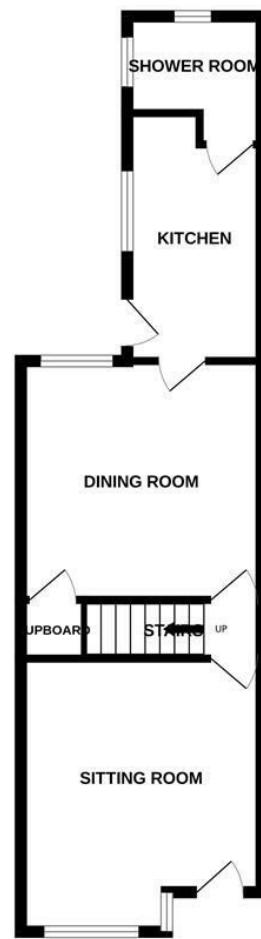
## Rear Garden

Laid predominately to patio with plant and shrub borders, timber shed and access to passageway.



## Agents Note

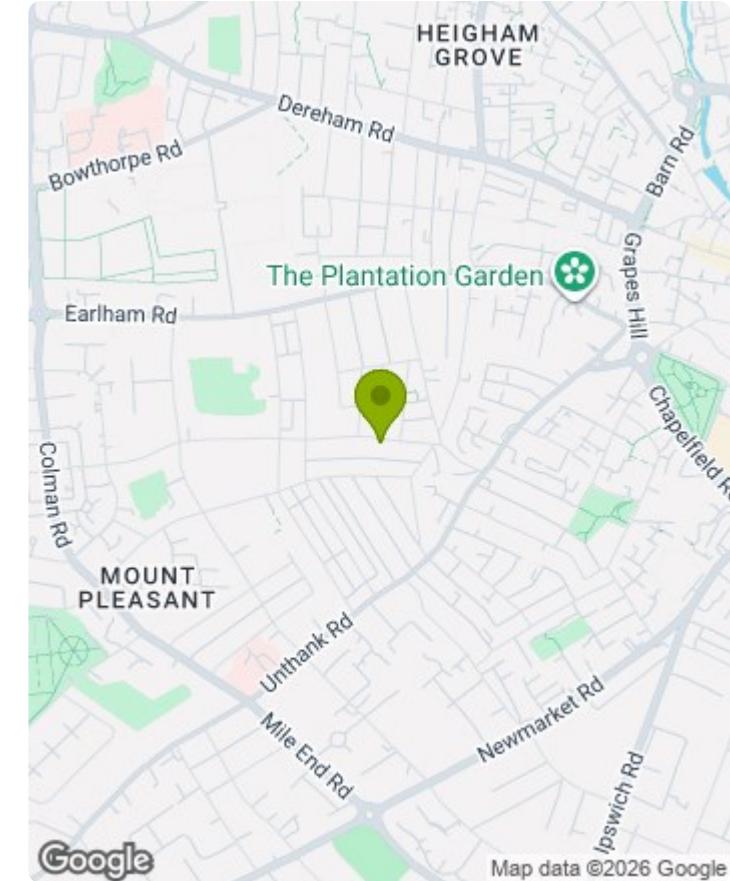
Council Tax Band B



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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