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Zone P  
Permit  
holders  
only  
Mon - Sat  
8am - 6.30 pm

**Cardiff Road**  
**Norwich, NR2 3HS**  
**Guide Price £350,000 - £375,000**

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## Cardiff Road, Norwich, NR2 3HS

\*\*\* Launch Event Saturday 21st March - Strictly By Appointment Only \*\*\* Guide Price £350,000 - £375,000 \*\*\* ClaxtonBird are pleased to present this stunning and spacious bay-fronted Victorian terrace, perfectly situated in the heart of Norwich's highly desirable Golden Triangle. This remarkable property has been both extended and converted over the years, offering accommodation positioned over four storeys, boasting modern and versatile living space within a charming period shell. In brief, the property features a welcoming sitting room, an inviting dining room, a well-equipped kitchen, a convenient shower room, an adaptable family room, two spacious double bedrooms, an en-suite bathroom, and a practical loft room. Early viewing is highly recommended to appreciate the space on offer. Offered for sale with no onward chain.

### Sitting Room 11'8" into recess x 13'1" into bay (3.57m into recess x 3.99m into bay)

Entrance door, bay fronted window to front aspect, feature cast iron fireplace, fitted cupboards and shelving to recesses, coving, stripped wooden floor and contemporary upright radiator.

### Inner Lobby

Stairs to first floor.

### Dining Room 11'8" into recess x 10'6" (3.57m into recess x 3.22m)

Decorative fireplace, stripped wooden floor, radiator and door leading to the lower ground floor.

### Kitchen 11'8" max x 12'4" max (3.57m max x 3.77m max)

'L' shaped kitchen comprising a range of wall and base units with timber block work surface over, inset butler sink with mixer tap, built-in electric oven and inset gas hob with extractor hood over, plumbing for washing machine and dishwasher, upright fridge freezer, tiled floor and double glazed window to rear aspect.

### Shower Room

Suite comprising shower cubicle, wash-hand basin set in vanity unit, WC, radiator and Velux window.

### Rear Lobby

Wall-mounted gas central heating boiler, tiled floor and double glazed door opening out to the garden.

### Lower Ground Reception Room / Bedroom 28'10" x 11'8" (8.80m x 3.57m)

Entrance door and wood-effect floor.

### First Floor Landing

Doors to both bedrooms.

### Bedroom 11'8" into recess x 11'7" (3.57m into recess x 3.55m)

Double glazed window to front aspect, built-in cupboard and radiator.

### Bedroom 11'8" into recess x 10'6" (3.57m into recess x 3.22m)

Double glazed window to rear aspect, decorative fireplace, access to loft room and radiator. Door to:

### En Suite

Modern suite comprising panel bath with rainfall shower over, wash-hand basin set in vanity unit, WC and double glazed window to rear aspect.

### Loft Room 10'9" x 12'1" (3.29m x 3.69m)

Accessed via a pull-down ladder, with Velux window to rear aspect and built-in eaves storage cupboard.

### Front Garden

Traditional walled front garden laid to shingle with metal steps down to the lower ground floor, and a gated pathway leading to the entrance door.

### Rear Garden

Generous non-bisected tiered garden laid to lawn and decking with mature shrubs.

### Agents Note

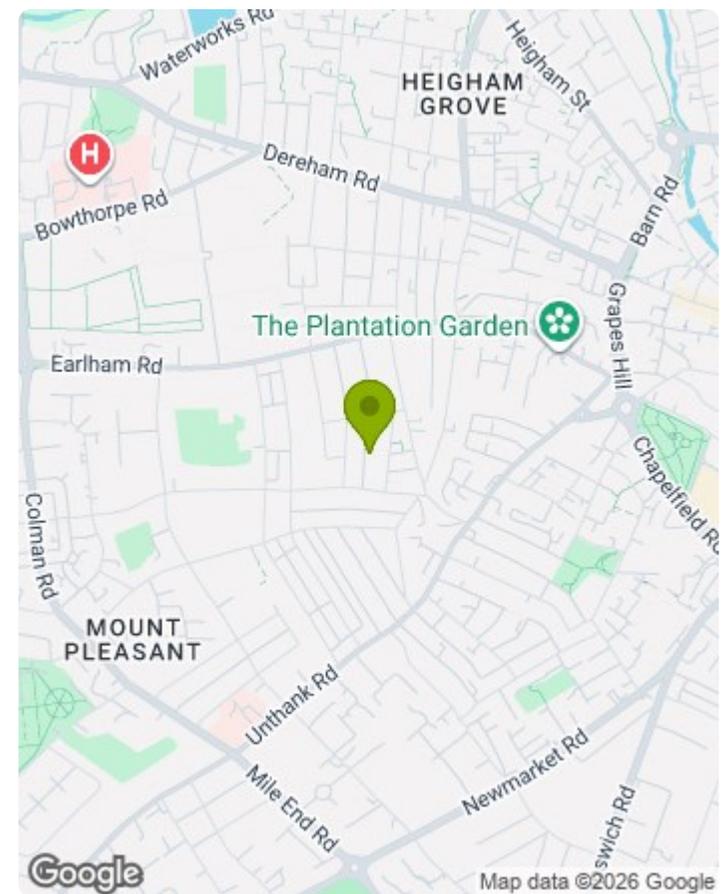
Council Tax Band B

The Property has been underpinned, with certification available. The boiler has been serviced annually and is covered by the manufacturer's warranty until October 2028. The Velux windows in the shower room, kitchen and loft room were installed & brand new in July 2025 - they are guaranteed until 2035.





While 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 Stages 5/22/25



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		60	81
		EU Directive 2002/91/EC	

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

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