



**Cyprus Street**  
**Norwich, NR1 3AX**  
**Guide Price £240,000 - £250,000**

**claxtonbird**  
residential

## Cyprus Street, Norwich, NR1 3AX

\*\*\* Guide Price £230,000 - £240,000 \*\*\* Nestled on Cyprus Street, this charming Victorian mid-terrace house perfectly combines classic character with modern convenience. Upon entering, you are greeted by a cosy sitting room showcasing feature arches in the recesses. This leads into a well-appointed dining room, highlighted by a beautiful cast-iron fireplace. The modern fitted kitchen, equipped with built-in appliances, has been thoughtfully designed to enhance everyday living. Completing the ground floor accommodation is a contemporary bathroom suite and a rear lobby. On the first floor, you'll find two double bedrooms positioned off the landing. One of these bedrooms has access to a smaller box bedroom, making it versatile for use as an office or additional storage. Further internal features include some newly fitted double-glazed windows and gas central heating throughout. Conveniently located, this property provides easy access to the city centre of Norwich, where you can enjoy a wide array of shops, restaurants, and cultural attractions. This home is an ideal purchase for those seeking a peaceful retreat in a vibrant location.

### Sitting Room 11'5 x 11'7 max (3.48m x 3.53m max)

Newly fitted double glazed window to front aspect and radiator.

### Dining Room 11'4 x 11'7 max (3.45m x 3.53m max)

Decorative cast iron fireplace, built in understairs storage cupboard, fitted shelving to recess and radiator. Door to:

### Kitchen 11'8 x 8'0 (3.56m x 2.44m)

Fitted kitchen comprising a range of matching base and eye-level units with timber block work surfaces, inset single ceramic sink unit with mixer tap, built-in electric oven with electric hob, built-in washing machine, built-in dishwasher, space for upright fridge freezer, cupboard housing the gas central heating boiler and radiator.

### Rear Lobby

Base unit with work surface over, Velux skylight, glass roof and door leading out to the garden.

### Bathroom

Modern white suite comprising bath with mixer tap and shower over, wash hand basin set in vanity unit with mixer tap, WC, tiled floor, chrome towel rail and double glazed window to rear aspect.

### Bedroom 11'7 x 11'5 (3.53m x 3.48m)

Newly fitted double glazed window to front aspect and radiator.

### Bedroom 11'7 x 11'5 (3.53m x 3.48m)

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

### Bedroom 6'2 x 8'1 (1.88m x 2.46m)

Double glazed window to rear aspect and radiator.

### Front Garden

Traditional terrace style garden with gated pathway leading to the entrance door.

### Rear Garden

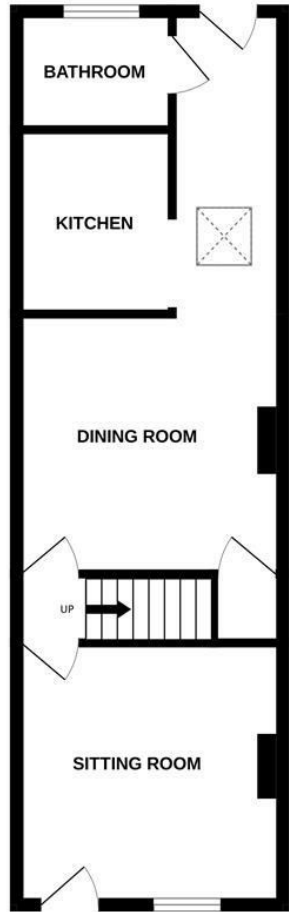
Good sized bisected garden, overlooking the nearby church yard, and laid predominantly to shingle with numerous trees, plants and shrubs.

### Agents Note

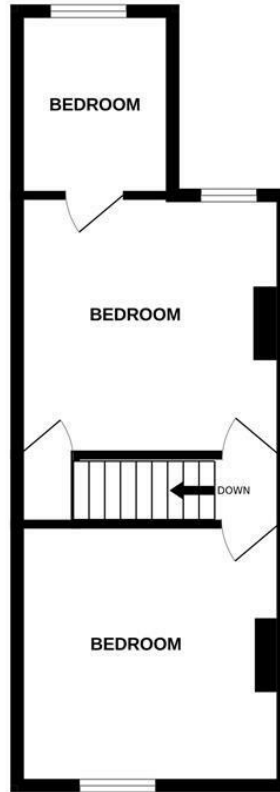
Council Tax Band B



GROUND FLOOR

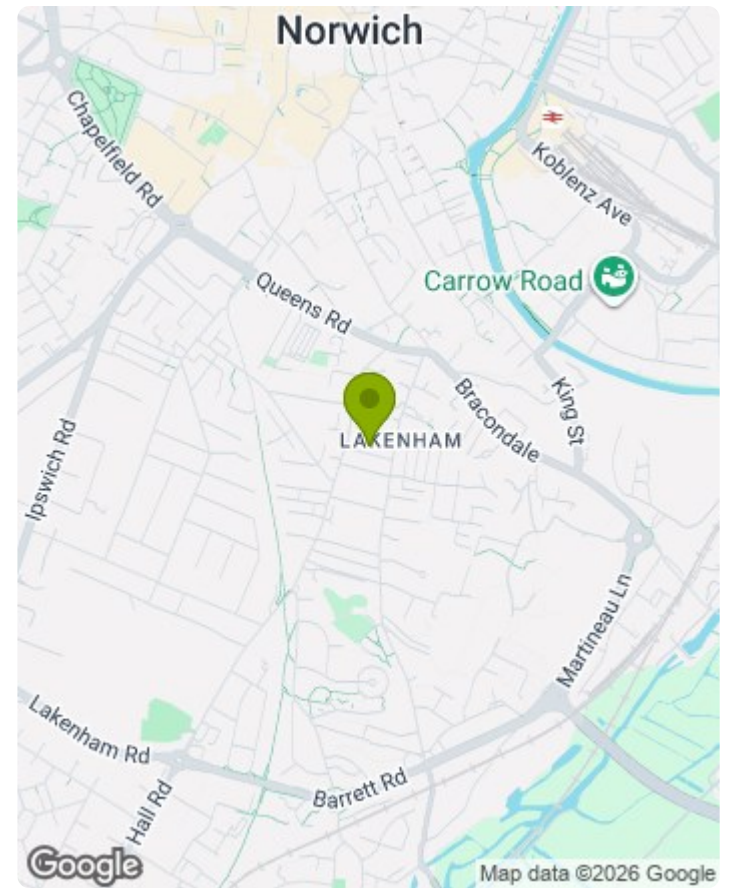


1ST FLOOR



claxtonbird residential

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 ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(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	

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

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

claxtonbird residential

