



**Warwick Street
Norwich, NR2 3LD**

Guide Price £300,000 - £325,000

claxtonbird
residential

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*** Launch Event Saturday 4th April - Strictly By Appointment Only *** Guide Price £300,000 - £325,000 *** ClaxtonBird are delighted to offer this over the passage Victorian mid-terrace home, situated in a prime location just off Unthank Road, within the highly desirable Golden Triangle area of Norwich. As you step inside, you are greeted by a warm and inviting sitting room that exudes character, leading seamlessly into a dining room that is perfect for entertaining. The well-appointed kitchen offers a functional space for everyday living. On the first floor, you'll discover three spacious bedrooms and a modern bathroom suite, all easily accessible from the landing which truly sets this property apart. Lovely original details, including fireplaces and intricate decorative mouldings, add a unique touch of elegance and history. Additionally, the home is fitted with a modern boiler providing efficient gas central heating.

Sitting Room 11'6" max into recess x 14'6" max to under-stairs (3.51m max into recess x 4.42m max to under-stairs)

Double glazed entrance door, upvc double glazed sash look window to front aspect, feature cast iron fireplace with wood surround, shelving to recess, ceiling rose, cornicing, dado rail, stripped wooden floor and radiator.

Dining Room 11'7" max x 11'4" (3.54 max x 3.47)

Double glazed window to rear aspect, feature fireplace, stripped wooden floor and radiator.

Kitchen 11'2" x 6'3" (3.41 x 1.91)

Fitted kitchen comprising wall and base units with work surface over, stainless steel sink drainer with mixer tap, built-in oven with gas hob and extractor over, space for fridge freezer, plumbing for washing machine, extractor fan, part tiled splashbacks, tiled floor, double glazed window to side aspect and upvc double glazed door leading out to the garden.

First Floor Landing

Wall-mounted gas central heating boiler and wood-effect floor.

Bedroom 10'2" x 11'2" (3.11 x 3.41)

Upvc double glazed sash look window to rear aspect, upvc double glazed window to side aspect, wood effect floor and radiator.

Bedroom 14'4" x 6'9" (4.39 x 2.07)

Upvc double glazed sash window to front aspect, stripped wooden floor and radiator.

Bedroom 8'4" max x 11'4" (2.55 max x 3.47)

Upvc double glazed sash look window to front aspect, Victorian cast iron fireplace, stripped wooden floor and radiator.

Bathroom

Recently fitted suite comprising panel bath with mixer tap, separate shower cubicle with inset shower, low level WC, wash hand basin set in vanity unit with mixer tap, part tiled walls, wood effect floor, extractor fan, towel rail radiator and upvc double glazed sash look window to rear aspect.

Front Garden

Walled garden with Harlequin tiled pathway leading to the entrance door.

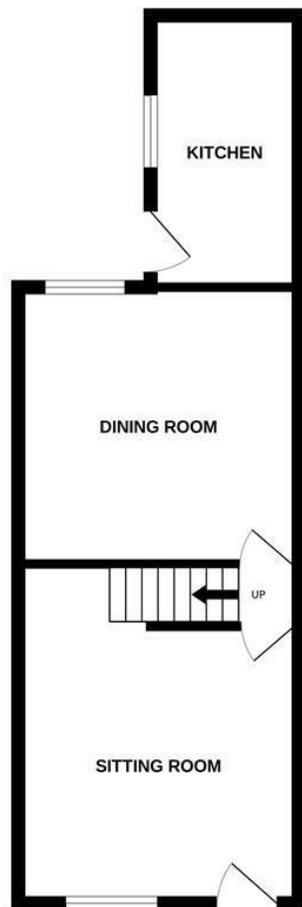
Rear Garden

Bisected rear garden laid predominantly to lawn with shrub borders, brick-built store and access to passageway.

Agents Note

Council Tax Band B

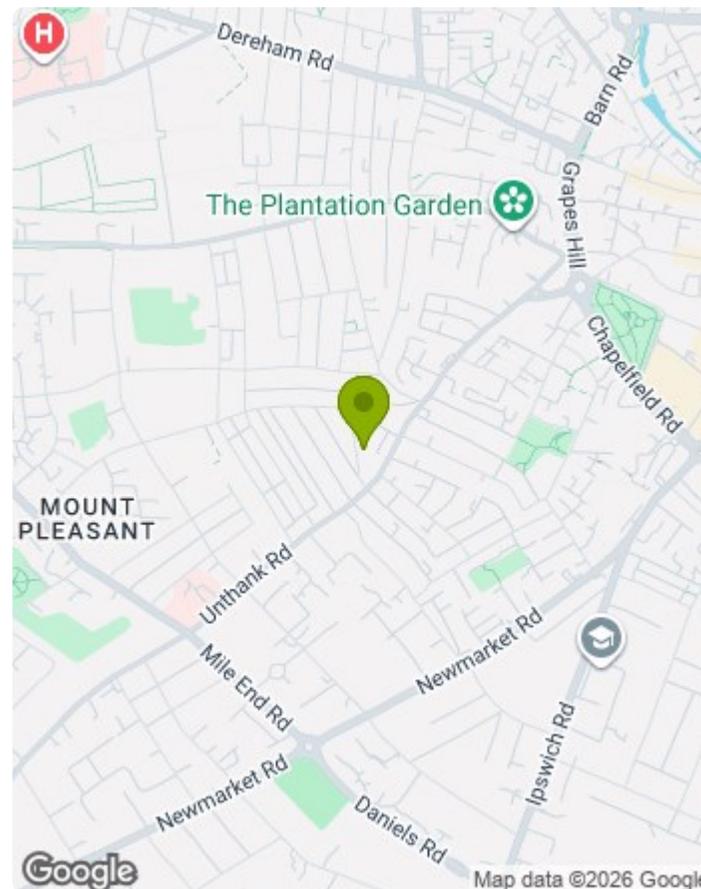




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.
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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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