

Helena Road
Norwich, NR2 3BZ

Guide Price £260,000 - £270,000

claxtonbird
residential

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*** Guide Price £260,000 - £270,000 *** Nestled in the desirable Golden Triangle area of Norwich, this mid-terrace house offers a fantastic opportunity for those looking to create their dream home. The unique over-passage layout provides more spacious accommodation than average, featuring two reception rooms, a kitchen, a bathroom, and a cloakroom on the ground floor. Upstairs, there are two bedrooms off the landing, with one providing access to a smaller third bedroom. One of the standout features of this home is its lovely west-facing garden, which backs onto the nearby cemetery, creating a tranquil and mature environment. Offered for sale with no onward chain.

Sitting Room 12'0 x 12'0 (3.66m x 3.66m)
Entrance door, sash window to front aspect, decorative tiled fireplace and large radiator.



Inner Lobby
Stairs to first floor.

Dining Room 12'0 x 12'0 (3.66m x 3.66m)
Sash window to rear aspect, wall-mounted gas fire with back boiler behind, and understairs storage cupboard.

Kitchen 8'0 x 6'5 (2.44m x 1.96m)
Kitchen comprising base unit with stainless steel sink unit, wall units, cooker point, space for fridge, double glazed window to side aspect and single glazed door leading out to the garden.

Bathroom
Suite comprising bath, pedestal wash hand basin, plumbing for washing machine, radiator and window to side aspect.



Cloakroom
WC, radiator and window to side aspect.

First Floor Landing

Bedroom 15'5 x 12'1 (4.70m x 3.68m)
Sash window to front aspect, built-in cupboard, stripped wooden floor and radiator.

Bedroom 15'6 x 12'2 (4.72m x 3.71m)
Sash window to rear aspect and radiator. Door to:

Bedroom 7'10 x 6'6 (2.39m x 1.98m)
Sash window to rear aspect and radiator.

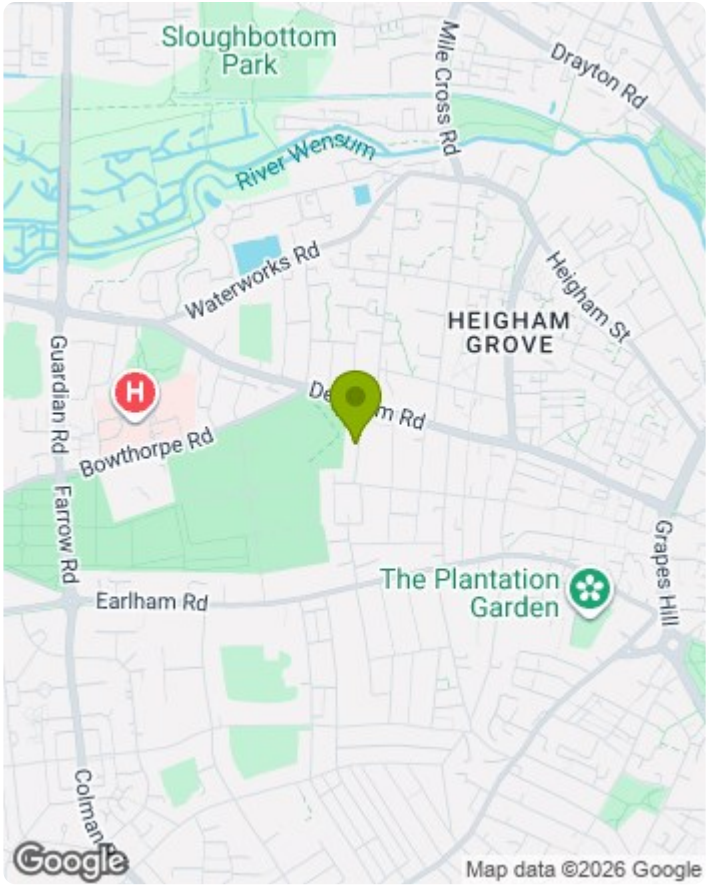


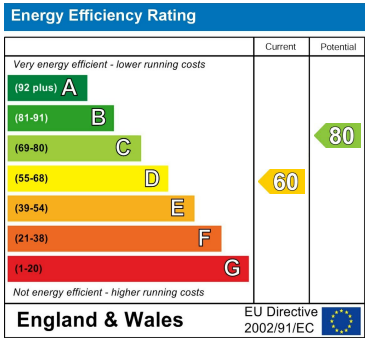
Front Garden
Traditional terrace style garden with pathway leading to the entrance door.

Rear Garden
Westerly facing good sized rear garden, laid predominantly to lawn and backing onto the cemetery, with various plants, shrubs and timber shed.

Agents Note
Council Tax Band B







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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.
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