



Lincoln Street
Norwich, Norfolk NR2 3JY
Guide price £290,000

claxtonbird
residential

Lincoln Street, Norwich, Norfolk NR2 3JY

Nestled in the highly sought-after Golden Triangle area of Norwich, this charming mid-terrace house on Lincoln Street offers a delightful blend of period features and modern fittings. With its prime location just off Unthank Road, residents will enjoy easy access to a vibrant community filled with local shops, cafes, and parks. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-proportioned three bedrooms provide ample space for relaxation and rest, making this home ideal for families or professionals alike. The bathroom is thoughtfully designed, ensuring comfort and convenience for all occupants. One of the standout features of this property is the enclosed low-maintenance garden, which offers a private outdoor space for enjoying the fresh air without the burden of extensive upkeep. This garden is perfect for summer barbecues or simply unwinding after a long day. Overall, this home presents a wonderful opportunity to reside in a desirable area of Norwich, combining the charm of period architecture with the ease of modern living.

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

Period features including stripped floors, ceiling rose and cornicing, radiator, entrance door with single glazed fan light over and double glazed window to the front. Door to:

Inner Hall

Stairs to the first floor. Door to:

Sitting Room 11'4" x 11'7" max (3.45m x 3.53m max)

Stripped floors, understairs storage cupboard, radiator and double glazed window to the rear. Open to:

Kitchen 11' x 6'5" (3.35m x 1.96m)

Modern kitchen comprising a range of matching base and eye level units with roll top work surfaces over, inset stainless steel sink unit and draining board, built in electric oven and gas hob, space and plumbing for washing machine, double glazed window to the side aspect.

Rear Lobby

Gas fired combi boiler, door to the rear garden and door to:

Bathroom

White suite comprising of bath with mixer tap and shower over, low level W.C. Vanity sink unit, chrome towel rail and double glazed window to the side.

First Floor Landing

Doors to bedrooms one and two.

Bedroom One 11'4" x 11'7" max (3.45m x 3.53m max)

Stripped wood flooring, built in wardrobe, radiator and double glazed window to the front.

Bedroom Two 11'4" x 11'7" max (3.45m x 3.53m max)

Stripped wood flooring, radiator and double glazed window to the rear.

Bedroom three 11' x 6'6" (3.35m x 1.98m)

Stripped wood flooring, radiator and double glazed window to the rear.

Outside

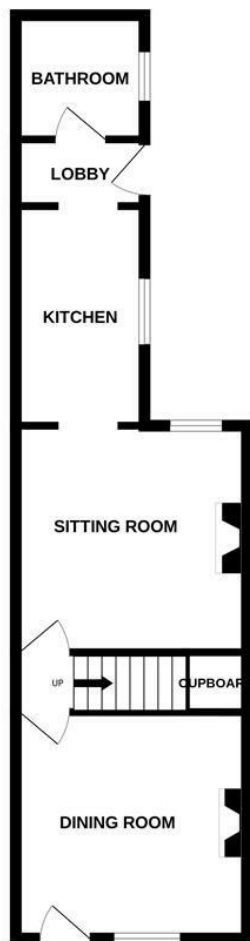
The front garden is enclosed and has a gate and path leading to the entrance door whilst to the rear there is a secluded and enclosed paved garden with raised decked seating area and storage shed.

Agents Note

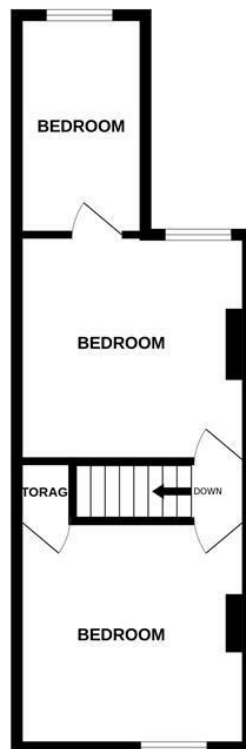
Council Tax Band B



GROUND FLOOR

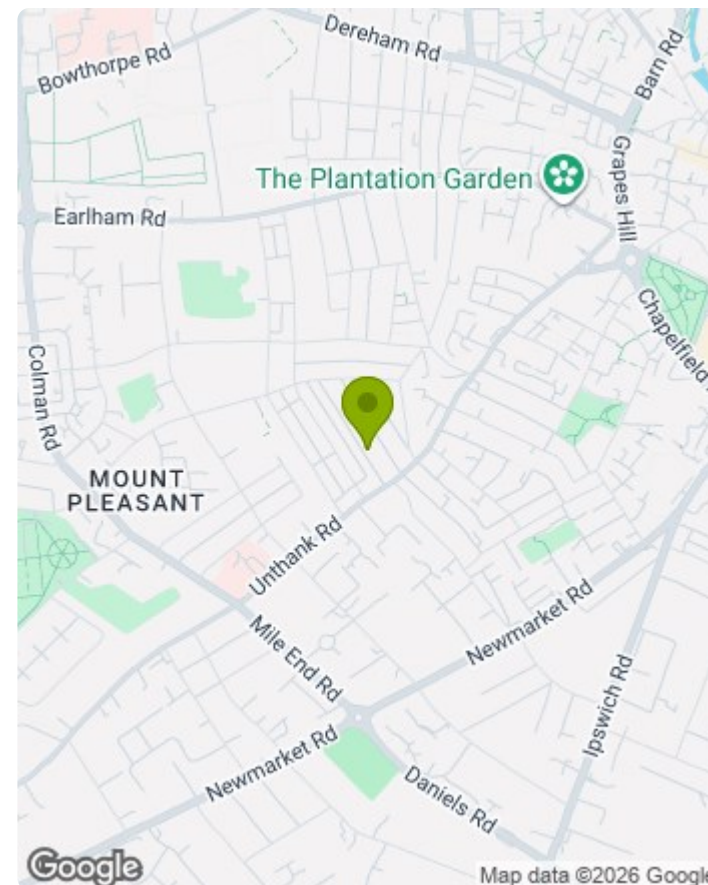


1ST FLOOR



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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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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