



Portland Street
Norwich, Norfolk NR2 3LE
Guide Price £280,000 - £290,000

claxtonbird
residential

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*** Guide Price £280,000 - £290,000 *** ClaxtonBird are delighted to offer this charming over the passage Victorian mid-terrace house, positioned just off the popular Unthank Road, within the sought-after Golden Triangle area of Norwich. The accommodation boasts two inviting reception rooms, ideal for relaxation or entertaining, as well as a well-appointed kitchen and a convenient ground-floor shower room. As you ascend to the first floor, you will discover three double bedrooms, with two of them having direct access to the landing. Throughout the property, you will find beautiful stripped wooden floors and elegant stripped panelled doors, which add character and warmth to the living spaces. Additional internal benefits include gas central heating and upvc double glazing, ensuring energy efficiency all year round. Offered for sale with no onward chain.

Sitting Room 11'8" max x 11'5" (3.58 max x 3.49)

Glazed entrance door with fanlight above, upvc double glazed sash look window to front aspect, cast iron fireplace, ceiling rose, cornicing, stripped wooden floor and radiator.

Dining Room 11'7" max x 11'5" (3.54 max x 3.48)

Upvc double glazed sash look window to rear aspect, understairs storage cupboard, stripped wooden floor and radiator.

Kitchen 8'6" x 6'8" (2.61 x 2.04)

Fitted kitchen comprising base units with work surfaces over, stainless steel sink drainer with mixer tap, built-in stainless steel oven, stainless steel gas hob with canopy extractor over, space for fridge freezer, built-in dishwasher, wall-mounted central heating boiler, splashbacks, tiled floor, sash look upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.

Shower Room 5'6" x 6'4" (1.69 x 1.94)

Suite comprising large shower enclosure with inset mixer shower, wash hand basin with mixer tap, low-level WC, part-tiled walls, tiled floor, extractor fan, chrome towel rail/radiator, and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 15'9" max x 11'6" (4.81 max x 3.51)

Two upvc double glazed sash look windows to front aspect, overstairs storage cupboard, stripped wooden floor and radiator.

Bedroom 15'7" max x 11'5" (4.76 max x 3.49)

Upvc double glazed window to rear aspect, fitted wardrobes, stripped wooden floor and radiator.

Bedroom 10'7" x 8'5" (3.25 x 2.57)

Upvc double glazed sash look window to rear aspect and radiator.

Front Garden

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

Rear Garden

Bisected garden enclosed by wall and fencing with inset shrubs, outside tap, timber store shed and access to passageway.

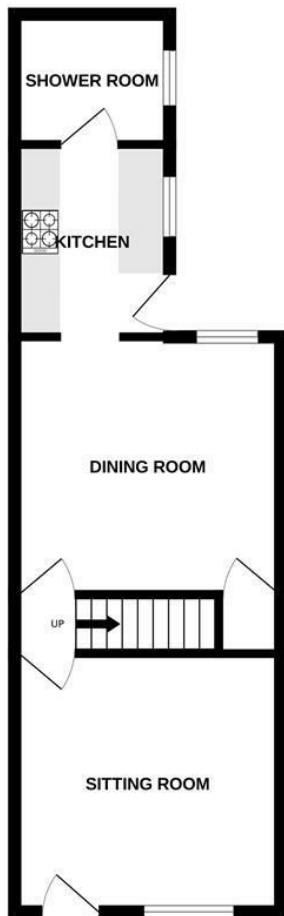
Agents Note

Council Tax Band B

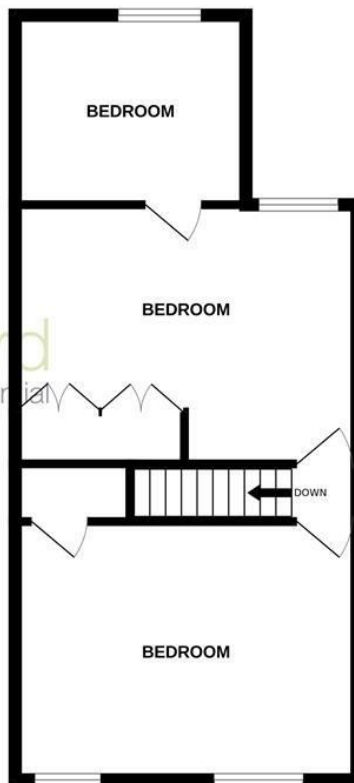


GROUND FLOOR

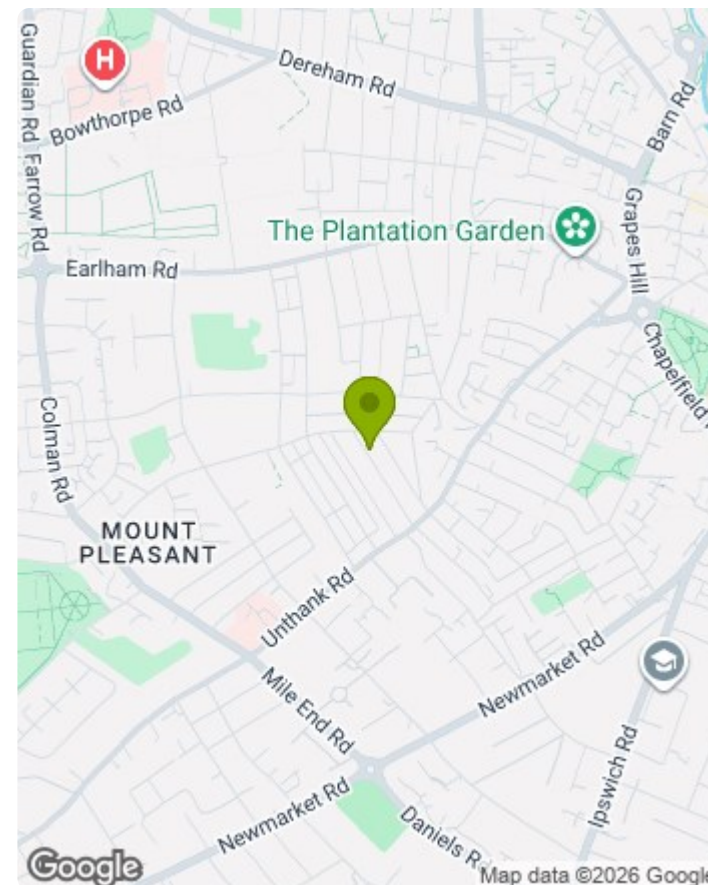
1ST FLOOR



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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		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	54	
(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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