



**Avenue Road**  
**Norwich, NR2 3HN**  
**Guide Price £240,000 - £250,000**

**claxtonbird**  
residential

## Avenue Road, Norwich, NR2 3HN

\*\*\* Launch Event Saturday 28th February - Strictly By Appointment \*\*\* Guide Price £240,000 - £250,000 \*\*\* Located in the desirable Golden Triangle area of Norwich, this charming Victorian terrace house offers a wonderful opportunity to acquire a home set within a vibrant community. Upon entering, you are welcomed by an entrance porch that leads into a bright and airy sitting room, where natural light floods through the bay window, creating a delightful atmosphere. The remaining accommodation includes a dining room, a larger-than-average kitchen, convenient lobby and shower room to the ground floor. The first floor features two spacious bedrooms, one of which has access to a smaller third bedroom, making it a versatile space that could serve as a study or dressing room. Additional internal benefits include double glazing and gas central heating, ensuring comfort all year round. Offered for sale with no onward chain.

### Entrance Porch

Upvc entrance door and inner glazed door to sitting room.

### Sitting Room 13'5" max into bay x 11'2" max into recess (4.09 max into bay x 3.41 max into recess)

Upvc double glazed bay window to front aspect, cornice, ceiling rose and radiator.

### Dining Room 11'5" max x 11'4" (3.49 max x 3.46)

Upvc double glazed window to rear aspect, under-stairs storage area and radiator. Archway opening to:

### Kitchen 11'2" x 6'7" (3.42 x 2.03)

Fitted kitchen comprising wall and base units with work surface over, stainless steel sink drainer with mixer tap, electric cooker point, plumbing for washing machine, space for fridge freezer, part-tiled splashbacks, tiled floor, wall-mounted central heating boiler and upvc double glazed window to side aspect.

### Lobby

Storage cupboard and upvc double glazed door leading out to the garden.

### Shower Room 6'3" x 4'5" (1.91 x 1.36)

Suite comprising corner shower cubicle, low-level WC, wash hand basin set in vanity unit with mixer tap, part-tiled walls, part-pannelled walls, tiled floor, towel rail radiator, separate radiator and upvc double glazed window to side aspect.

### First Floor Landing

#### Bedroom 11'4" x 11'1" (3.46 x 3.38)

Upvc double glazed window to front aspect and radiator.

#### Bedroom 11'4" max x 11'4" (3.46 max x 3.46)

Upvc double glazed window to rear aspect, overstairs storage cupboard with loft access and radiator. Door to:

#### Bedroom 11'2" x 6'8" (3.42 x 2.04)

Upvc double glazed window to rear aspect, shelving and radiator.

### Front Garden

Walled garden with pathway leading to the entrance door.

### Rear Garden

Non-bisected courtyard garden laid to patio with timber shed and gated access to passageway.

### Agents Note

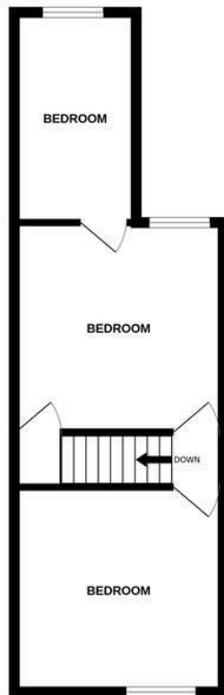
Council Tax Band B



GROUND FLOOR

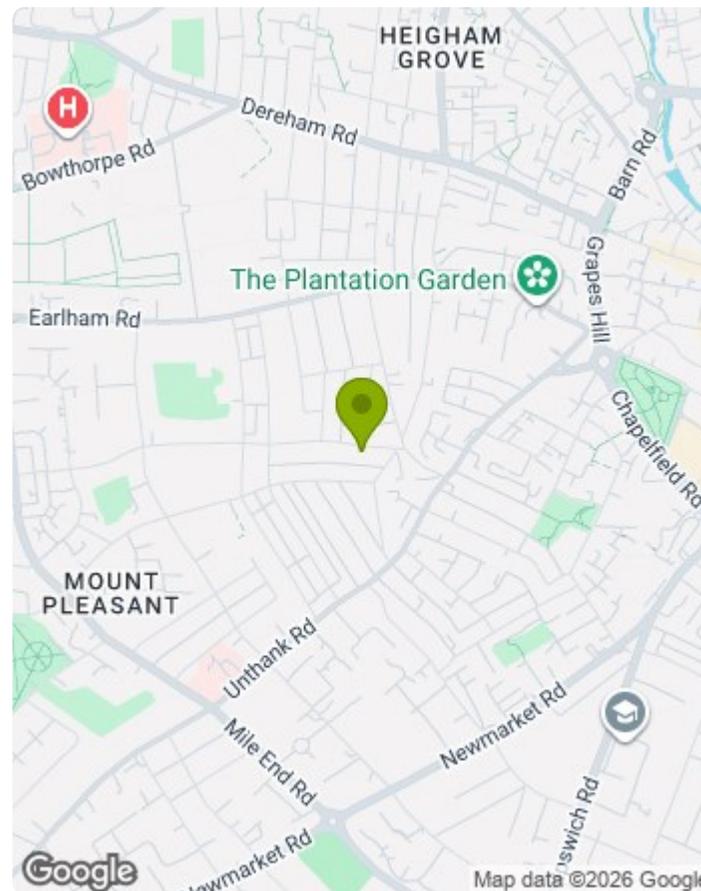


1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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- 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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