



9 Harbour Road

, Norwich, NR1 1HN

£1,200 Per Calendar Month

Nestled on the charming Harbour Road in the desirable Thorpe Hamlet area of Norwich, this recently modernised two-bedroom mid-terrace house presents a splendid opportunity for those seeking a blend of character and convenience. With its delightful pink facade, this property, built in 1880, spans an impressive 936 square feet and is just a short stroll from the train station and the vibrant city centre.

- Charming pink facade
 - Spacious dining room
 - WC
 - Modern bathroom with shower
 - Sought-after Thorpe Hamlet
- On-street permit parking available
 - Kitchen
 - Generous double bedrooms
 - Private rear space
 - Short walk to train station



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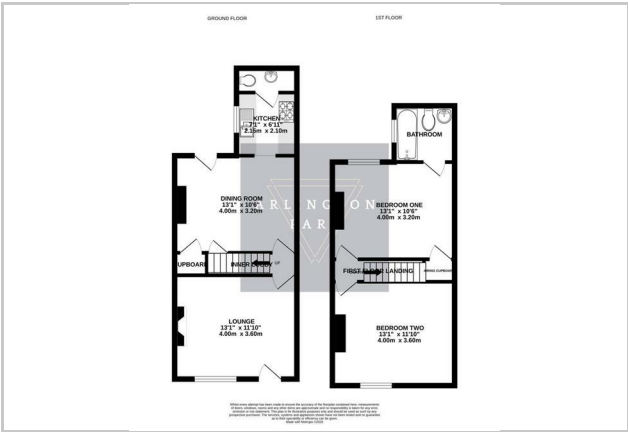
Upon entering, you are welcomed into a cosy lounge, featuring attractive wooden flooring and a delightful woodburner, creating a warm atmosphere for relaxing evenings. The separate dining room offers a spacious area for entertaining, complete with a cast iron feature fireplace and a useful under-stairs storage cupboard. A PVC door leads to the rear courtyard, enhancing the flow of the home.

The kitchen is well-equipped with fitted wall and base units, an integrated electric hob and oven, and ample space for a fridge and washing machine. A convenient ground-floor cloakroom with a low-level WC and hand wash basin adds to the practicality of the layout.

On the first floor, the landing leads to two generously sized bedrooms. The front-facing double bedroom boasts a double-glazed window and radiator, while the second bedroom overlooks the rear and includes a storage cupboard. The modern bathroom, accessed via the second bedroom, features a three-piece suite with a panelled bath and shower over, WC, and wash basin.

Outside, the property is set back from the road by a small garden enclosed by a low brick wall, while the rear offers a private, low-maintenance space. On-street parking is available via a permit from Norwich City Council.

Harbour Road is ideally situated near a variety of local amenities, including shops, supermarkets, and popular pubs and restaurants. The Riverside development, with its cinema and leisure facilities, is also within easy reach. With excellent access to the Norwich Ring Road and the A47 southern bypass, this property is perfect for professionals, couples, or small families seeking a comfortable home in a prime city location. Early viewing is highly recommended to fully appreciate this charming residence.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		