



FREEHOLD

House - Terraced

# HEATH ROAD NORWICH NR3 1JW

Offers In Excess Of  
**£220,000**

## FEATURES

- City Terrace
- Walk In
- Dining Room
- Downstairs Bathroom
- Immaculate
- Two Bedrooms
- Sitting Room
- Kitchen
- Gardens
- Walk To Work



## 2 Bedroom House - Terraced located in Norwich

Nestled on Heath Road in the charming city of Norwich, this immaculate Victorian terraced house presents a wonderful opportunity for those seeking a delightful home within walking distance of the city centre. With its classic features, including beautifully stripped wood floors and doors, this property exudes character and warmth.

Upon entering, you are greeted by a welcoming comfortable sitting room, perfect for relaxing after a long day. Leading to the inner lobby. The dining room provides an ideal space for entertaining guests, while the galley-style kitchen is both functional and inviting. A conveniently located downstairs bathroom adds to the practicality of this lovely home.

The first floor boasts two spacious double bedrooms, offering ample space for rest and relaxation. Each room is filled with natural light, creating a bright and airy atmosphere that enhances the overall appeal of the property.

Outside, the front garden is a pretty terraced space, while the rear garden is thoughtfully designed with a patio, making it easy to maintain. This area presents a wonderful opportunity for you to landscape and personalise the space to your liking, allowing your creativity to flourish.

In summary, this Victorian terrace is a charming and well-maintained property that requires nothing more than for you to put the kettle on and settle in. With its prime location and delightful features, it is a must-see for anyone looking to make a new home in Norwich. We invite you to arrange a viewing and discover the potential of this lovely residence for yourself.

### Sitting Room

11'6 x 10'3

Sealed unit double glazed door and window to the front, radiator, cast feature ornate fireplace inset to chimney breast mantle over and raised hearth. stripped wood flooring. Door to the lobby.

### Lobby

Stairs to first floor and door to dining room.

### Dining Room

11'9 x 10'2

Sealed unit double glazed window to the rear, stripped wood floor, understairs cupboard, door to kitchen, chimney breast and radiator.

### Kitchen

8'1 x 6'1

Sealed unit double glazed door and window to the side, range of base and wall mounted units, sink, integrated hob and oven. Space and plumbing for washing machine. Door to the bathroom.

### Bathroom

Sealed unit double glazed window to the side, panel bath with electric shower over, wash hand basin and wc. Splash backs.

### Landing

Doors to both bedrooms.

### Principal Bedroom

11'7 x 10'3

Sealed unit double glazed window to the front, radiator.

## Bedroom Two

11'8 x 10'3

Sealed unit double glazed window to the rear, radiator and cupboard with access to the loft space with steps up to a boarded space with roof light.

## Outside

Gated garden to the front, pathway to entrance. Access to the passage way round to the rear garden through the neighbours, this house has a bisected rear garden to one neighbour. Enclosed by panel fencing gate to neighbouring property, mostly patio.





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**01603 338433**

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

