



FREEHOLD

House - Terraced

**OLD PALACE ROAD
NORWICH
NR2 4JW**

Offers Over
£220,000

FEATURES

- Mid terraced home
- Garden laid to lawn
- Two double bedrooms
- Golden triangle
- On Bus Route
- City location
- Permit parking
- Well presented throughout
- Ideal First time purchase
- View today 01603 338433



2 Bedroom House - Terraced located in Norwich

A fine Golden Triangle Victorian mid terraced gem this is a true delight waiting to be discovered. As you approach, you'll be greeted by an elevated terrace that offers both privacy and a picturesque view of the mature tree-lined street.

Step inside through the porch to find a beautifully designed open-plan living space, perfect for unwinding on plush sofas or hosting memorable dinner parties. The well-appointed kitchen is a chef's dream and leads seamlessly to a convenient downstairs bathroom.

Venture upstairs to discover two generously sized bedrooms, providing ample space for relaxation and personalisation. A side access gate leads through the shared passage to the tranquil, unoverlooked rear garden, ideal for enjoying a morning coffee or hosting summer barbecues.

Conveniently located on a bus route, this home also offers the option for a leisurely walk to work or a night out in the vibrant city centre. Whether you're seeking a peaceful retreat or a place to entertain, this lovely property on Old Palace Road is sure to capture your heart.

Open Plan Living Space

20'10" x 6'3"

Sealed unit double glazed windows to front and rear glazed door entrance to porch, Stairs to first floor landing and door to sliding door to kitchen. Two radiators.

Kitchen

12'4" x 6'3"

Sealed unit double glazed windows to side aspect, modern fitted comprising a range of wall and base units, work surfaces over, inset stainless steel one and a half bowl sink and drainer, double electric eye level oven, ceramic hob, tiled splash back, integrated washing machine and dishwasher, space for fridge freezer, geometric hexagon tiled floor, sealed unit double glazed door to side aspect leading to garden, door leading to bathroom.

Bathroom

Sealed unit double glazed window to rear aspect, modern white suite comprising bath with mixer taps, mains shower over with hand held shower attachment and rainfall head, glass shower screen, vanity sink unit, low level wc, geometric hexagon tiled floor, extractor fan, recessed down lighting, chrome heated towel rail.

Landing

Stairs leading from open plan living area to first floor landing, doors to both bedrooms.

Principal Bedroom

11'4" x 12'6"

Sealed unit double glazed window to front aspect, radiator.

Bedroom two

9'x9'10"

Double glazed window to rear aspect, radiator.

Outside

The property is elevated from the road and approached via a shared gated pathway leading to the door through a lawned garden. To the rear there is a private garden which again is laid to lawn with access to the passageway.

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1ST FLOOR



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01603 338433

norwich@thinkproperty.ltd
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Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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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