

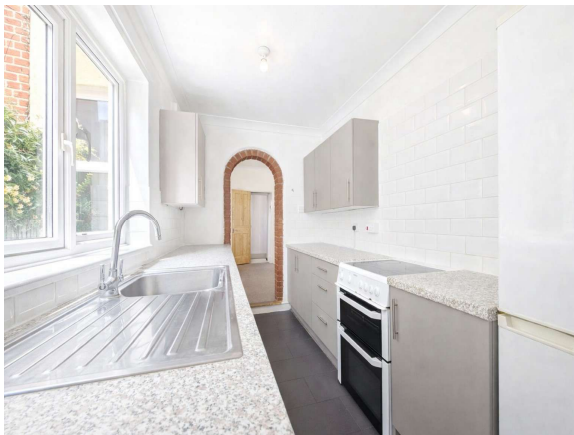


Avenue Road, Norwich NR2 3HN

welcome to

Avenue Road, Norwich

A beautifully presented Victorian terrace in the heart of Norwich's Golden Triangle, offering bright interiors, three bedrooms, two reception rooms, a modern kitchen and shower room, plus a private courtyard garden. Ideally located moments from Unthank Road and the city centre.



Lounge

Bright front reception with neutral décor, feature chimney breast, and excellent natural light. A welcoming space ideal for everyday living.

Dining Room

Versatile second reception with decorative ceiling rose and clean finishes. Perfect for dining, home office use, or a cosy second lounge.

Kitchen

Modern galley kitchen fitted with light grey cabinetry, speckled worktops, white subway tiling, and dark flooring. Brick archway leads to the rear lobby.

Rear Lobby

Leading from the kitchen a lobby area provides access to the shower room, rear access door as well as providing a storage cupboard.

Shower Room

Contemporary shower room with curved glass enclosure, modern vanity unit, WC, and neutral tiling.

Landing

Leading from the inner lobby a flight of stairs leads to the first floor landing which provides access to bedrooms one and two

Bedroom One

Generous double bedroom with front aspect, cream walls, and soft carpet. Bright and inviting.

Bedroom Two

Rear double bedroom with excellent natural light and neutral presentation.

Bedroom Three

Flexible third bedroom ideal as a study, nursery, or guest room. Includes fitted shelving.

External

The property is approached via a traditional terrace frontage with enclosed area and gate. To the rear lies

a private courtyard garden with paved patio, timber shed, seating area, and planting borders. Low-maintenance and ideal for outdoor dining.



check out more properties at williamhbrown.co.uk



welcome to

Avenue Road, Norwich

- Victorian Terrace Charm — Classic bay-fronted façade with period detailing throughout.
- Two Reception Rooms — Versatile living and dining spaces with original features and excellent natural light.
- Modern Kitchen — Contemporary fittings, good storage, and direct access to the courtyard garden.
- Three Bedrooms — Well-proportioned rooms including a generous principal bedroom.
- Private Courtyard Garden — Low-maintenance outdoor space ideal for relaxing or entertaining.

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
UNR106973 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk