



20 Leicester Street, Norwich

£260,000 Freehold

We are delighted to offer this well presented and beautifully modernised Victorian terrace set in the heart of the highly sought after Golden Trian...



websters.

GUIDE PRICE £260,000 - £270,000. Websters Estate Agents are delighted to offer this well presented and beautifully modernised Victorian terrace set in the heart of the highly sought after Golden Triangle. The property comes with no onward chain and a private south-facing rear garden. In brief, the property comprises; sitting room, dining room, kitchen, family bathroom and three bedrooms.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Light And Modern Victorian Terrace
- Three Bedrooms
- Close To Norwich City Centre
- Two Reception Rooms
- Modern Kitchen
- Light Bathroom
- Private Rear Garden
- No Onward Chain



Sitting Room

10' 11" x 12' 0" (3.33m x 3.66m)

Obscure double glazed uPVC front door with fan light over, uPVC double glazed window to the front aspect, ceiling rose, floor laid to carpet, radiator and coving.

Dining Room

9' 4" x 12' 0" (2.84m x 3.66m)

Two under stairs storage cupboards, uPVC double glazed window to the rear aspect, ceiling rose, floor laid to carpet, radiator and coving.

Kitchen

8' 5" x 6' 1" (2.57m x 1.85m)

Comprising a range of wall and base units with solid oak work tops, integrated electric oven with ceramic hot plate and extractor hood over, space and plumbing for washing machine, space for fridge - freezer, inset stainless steel sink with mixer tap and drainer, wall mounted boiler housed in cupboard, tiled splash back, uPVC double glazed window to the side aspect, tiled flooring and coving.

Rear Lobby

Obscure uPVC double glazed door to the rear garden, tiled flooring and coving.

Bathroom

5' 7" x 6' 1" (1.70m x 1.85m)

Panel bath with shower over, tiled backing and glass screen, low set WC, hand wash basin set to vanity with tiled splash back, extractor fan, heated towel rail, obscure uPVC double glazed window to the side aspect and tiled flooring.

Bedroom One

10' 11" x 12' 0" (3.34m x 3.66m)

Double bedroom with built in storage, uPVC double glazed window to the front aspect, floor laid to carpet, coving and a radiator.

Bedroom Two

9' 4" x 12' 0" (2.84m x 3.66m)

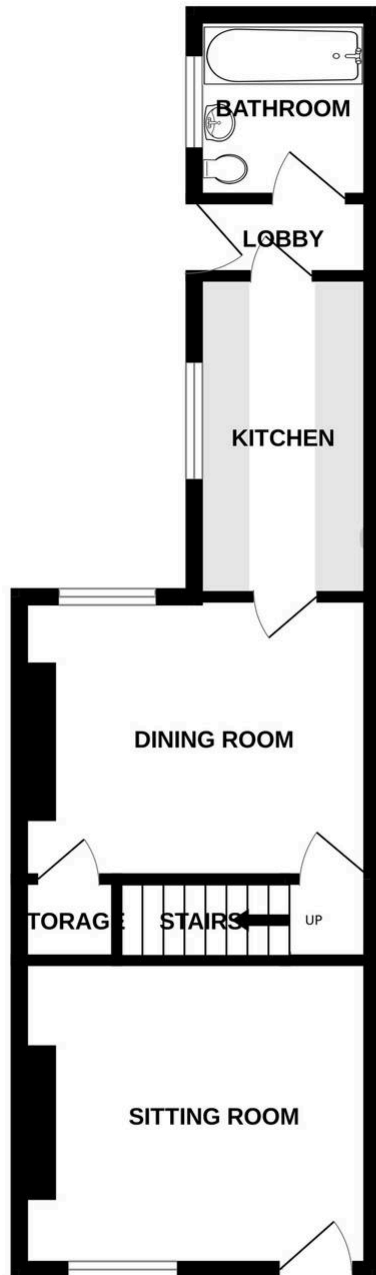
Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet, radiator and coving.

Bedroom Three

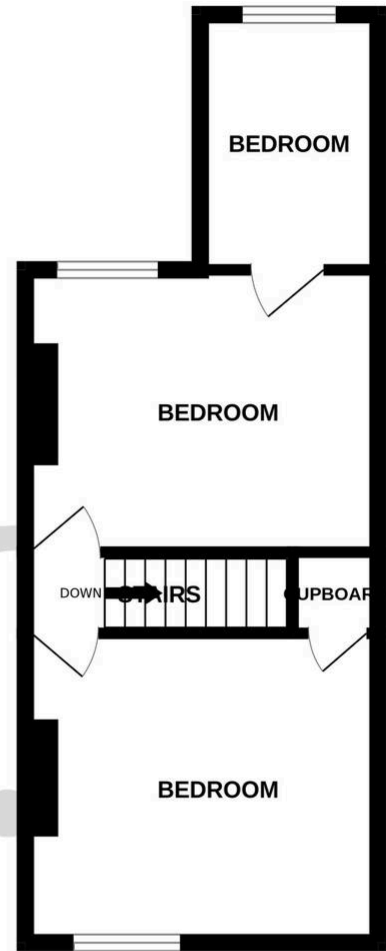
8' 6" x 6' 1" (2.59m x 1.85m)

UPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

GROUND FLOOR



1ST FLOOR



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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