



**150 Newmarket Street, Norwich**

**£250,000 Freehold**



**websters.**



Presenting a charming and light-filled Victorian terrace in this highly sought-after Golden Triangle location, this property boasts three bedrooms, two reception rooms, a light kitchen, and a modern bathroom. Enhanced by a south-east facing rear garden and offered with no onward chain, this residence provides a comfortable and inviting living space for a family or professionals seeking a convenient urban lifestyle. The property's classic yet modern design is complemented by its well-proportioned rooms and desirable layout, ideal for modern living requirements.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Light And Spacious Victorian Terrace
- Two Reception Rooms
- Light Kitchen
- Modern Bathroom
- No Onward Chain
- Highly Sought After Golden Triangle Location
- Ample Storage



**Sitting Room**

10' 9" x 12' 0" (3.28m x 3.66m)

New obscure double glazed composite front door, uPVC double glazed window to the front aspect, laminate flooring and a radiator.

**Dining Room**

9' 6" x 12' 0" (2.89m x 3.67m)

UPVC double glazed window to the rear aspect under stairs storage cupboard, laminate flooring and a radiator.

**Kitchen**

7' 3" x 5' 11" (2.20m x 1.80m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven, integrated ceramic hot plate, inset stainless steel sink with drainer, tiled splash back, large uPVC double glazed window to the side aspect, space and plumbing for washing machine, space for under counter fridge and freezer and tiled flooring.

**Rear Lobby**

Part obscure uPVC double glazed door to the rear garden, radiator, tiled flooring and door to bathroom.

**Bathroom**

6' 0" x 5' 10" (1.83m x 1.77m)

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

**Bedroom One**

10' 10" x 12' 0" (3.29m x 3.67m)

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

**Bedroom Two**

9' 7" x 12' 1" (2.92m x 3.68m)

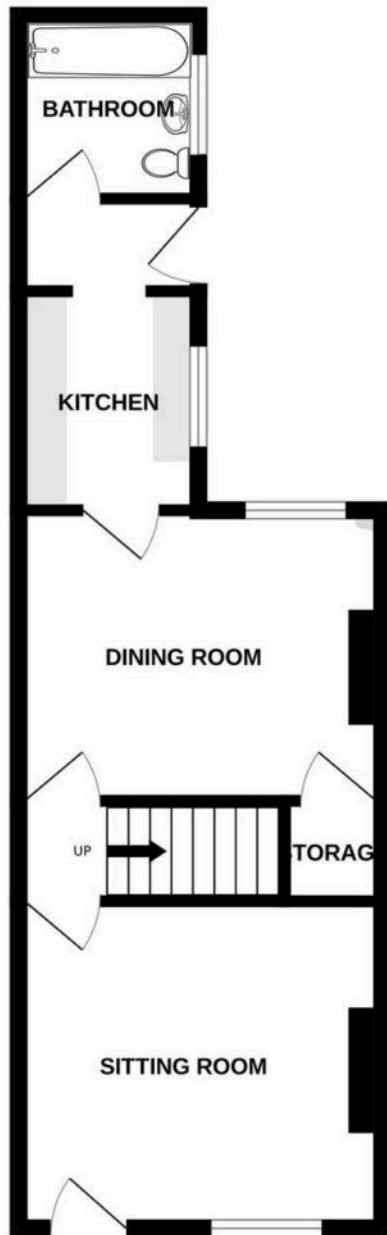
Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

**Bedroom Three**

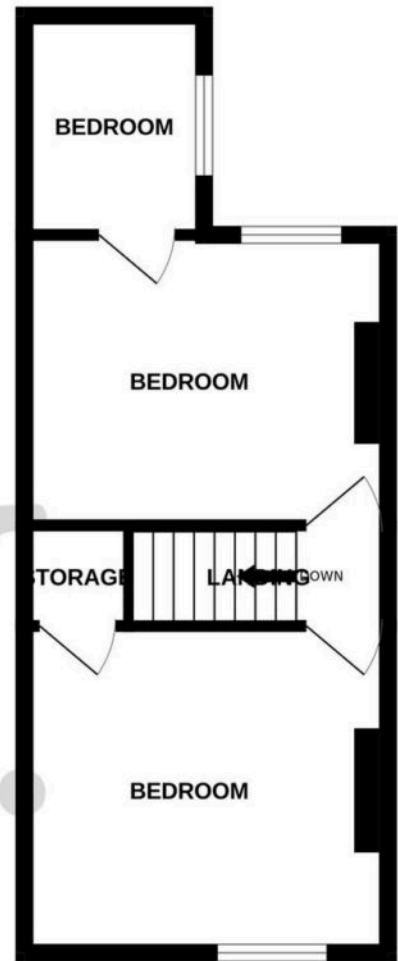
7' 2" x 5' 9" (2.19m x 1.75m)

UPVC double glazed window to the side aspect, wall mounted gas boiler, 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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