



37 Leicester Street, Norwich

£260,000 Freehold



websters.

Websters Estate Agents are delighted to offer this light and spacious Victorian terraced home set within Norwich's highly coveted Golden Triangle. The property comes with no onward chain and a private rear garden. In brief, the property comprises; sitting room, dining room, spacious kitchen, family bathroom and three bedrooms.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Light And Well Presented Victorian Terrace
- Three Bedrooms
- Highly Sought After Location
- Two Spacious Reception Rooms
- No Onward Chain
- Generous Kitchen
- Private Courtyard Garden
- Family Bathroom



Sitting Room

11' 0" x 11' 11" (3.35m x 3.64m)

Part obscure uPVC double glazed front door, uPVC double glazed window to the front aspect, fireplace recess with tiled hearth and oak mantle, picture rails, ceiling rose, cornicing, stripped wooden flooring and a radiator.

Dining Room

9' 11" x 11' 9" (3.01m x 3.57m)

Under stairs storage cupboard, feature fireplace with tiled hearth, iron and tiled inset and wooden surround, uPVC double glazed window to the rear aspect, picture rails, stripped wooden flooring and a radiator.

Kitchen

12' 2" x 6' 1" (3.72m x 1.86m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven with ceramic hot plate and extractor fan over, space and plumbing for washing machine, space for fridge - freezer, inset stainless steel sink with drainer, tiled splash back, uPVC double glazed window to the side aspect, part obscure uPVC double glazed door to the rear garden and tiled flooring.

Bathroom

10' 4" x 5' 7" (3.15m x 1.69m)

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

Bedroom One

11' 1" x 11' 11" (3.38m x 3.64m)

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

Bedroom Two

9' 11" x 11' 10" (3.02m x 3.60m)

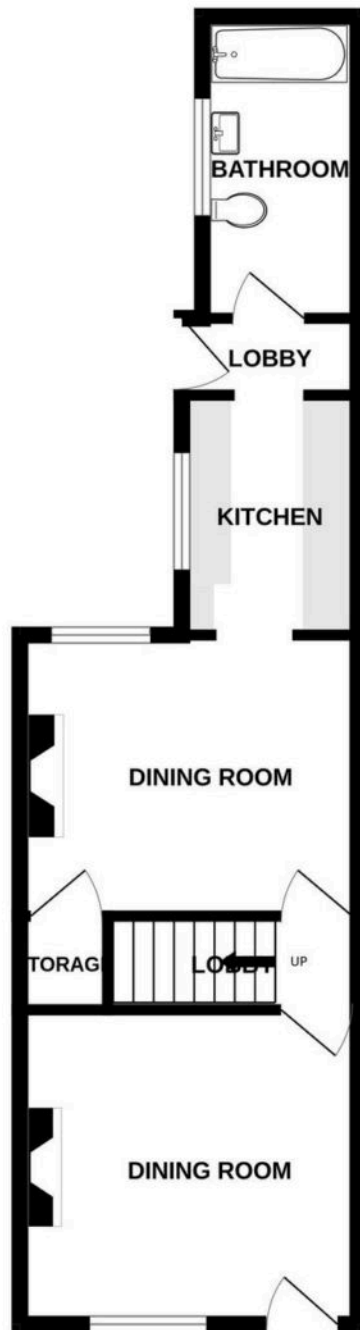
Double bedroom with a uPVC double glazed window to the rear aspect, loft hatch, floor laid to carpet and a radiator. Door to:

Bedroom Three

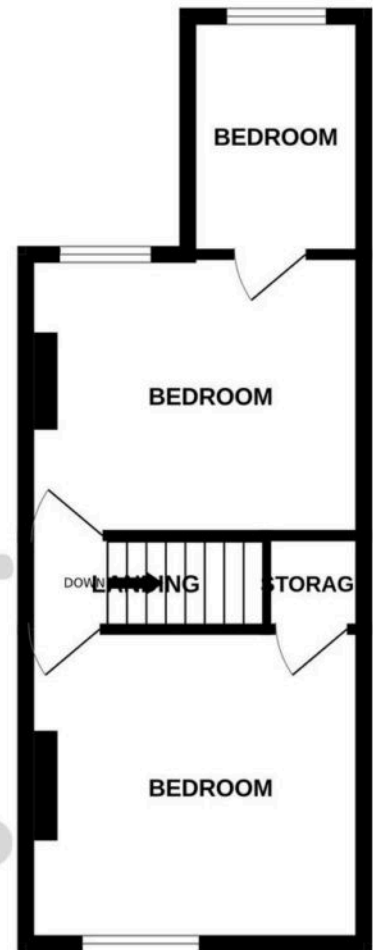
8' 4" x 6' 2" (2.53m x 1.88m)

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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