



52 Caernarvon Road, Norwich

£270,000 Freehold



websters.

A charming 2-bedroom mid-terraced house in the coveted Golden Triangle, this bay-fronted Victorian terrace is rich in period features and comes with no onward chain.

Close to cultural and academic hubs, residents can enjoy vibrant surroundings while retreating to their private haven.

Outside, a low-maintenance front garden offers the perfect spot for a morning coffee, while the rear garden—an enchanting retreat with established borders—leads to a secluded patio. Ideal for entertaining or quiet evenings under the stars, it provides an idyllic setting for both relaxation and social gatherings.



- NO ONWARD CHAIN
- Golden Triangle Location
- Bay Fronted Victorian Terrace
- Secret Patio at the End of an Expansive Private Rear Garden
- Period Property Features Throughout
- Close Proximity to Cultural & Academic Hubs



Lounge

14' 1" x 11' 9" (4.28m x 3.57m)

An incredibly light reception room that benefits from high ceilings that is flooded with natural light from the bay windows that have the additional benefit of being double glazed, fireplace with surround and tiled hearth, wooden doorway leading to;

Dining Room

11' 9" x 10' 8" (3.59m x 3.25m)

With a uPVC glazed entrance door to the rear, carpet, carpet, entrance to kitchen

Kitchen

7' 9" x 6' 2" (2.37m x 1.88m)

Range of base units comprising of cupboards and drawers with matching eye level cupboards, wood effect worksurface over with inset 1.5 sink and drainer, built in oven with four point gas hob and extractor over, space and plumbing for washing machine and fridge freezer.

Bedroom 1

11' 9" x 11' 6" (3.59m x 3.51m)

Double glazed uPVC window to the front aspect, cast iron fireplace, carpet.

Bedroom 2

10' 10" x 8' 6" (3.29m x 2.59m)

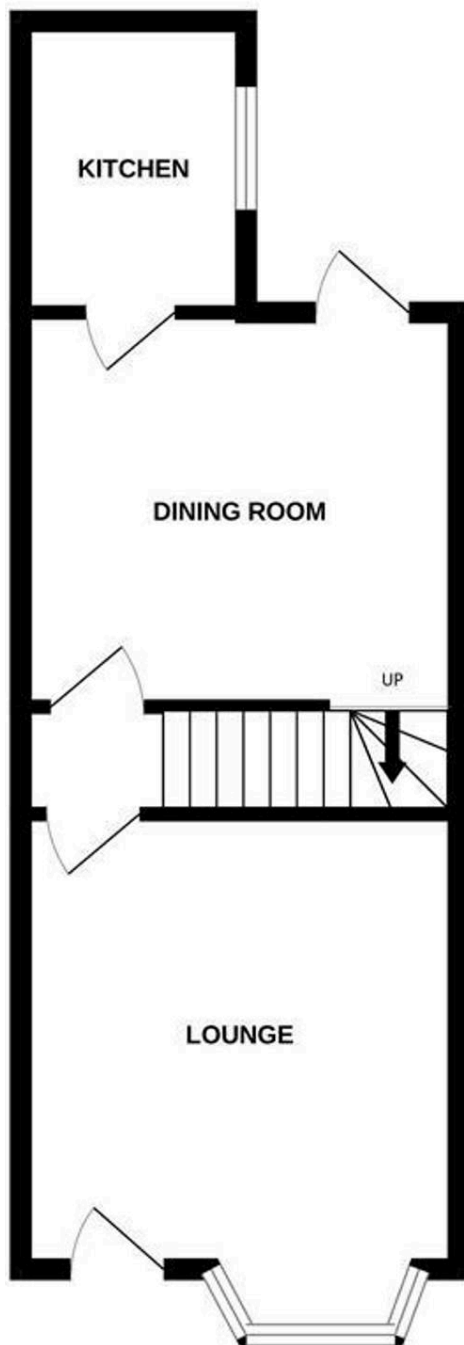
Double glazed uPVC window to the front aspect, cast iron fireplace, carpet.

Bathroom

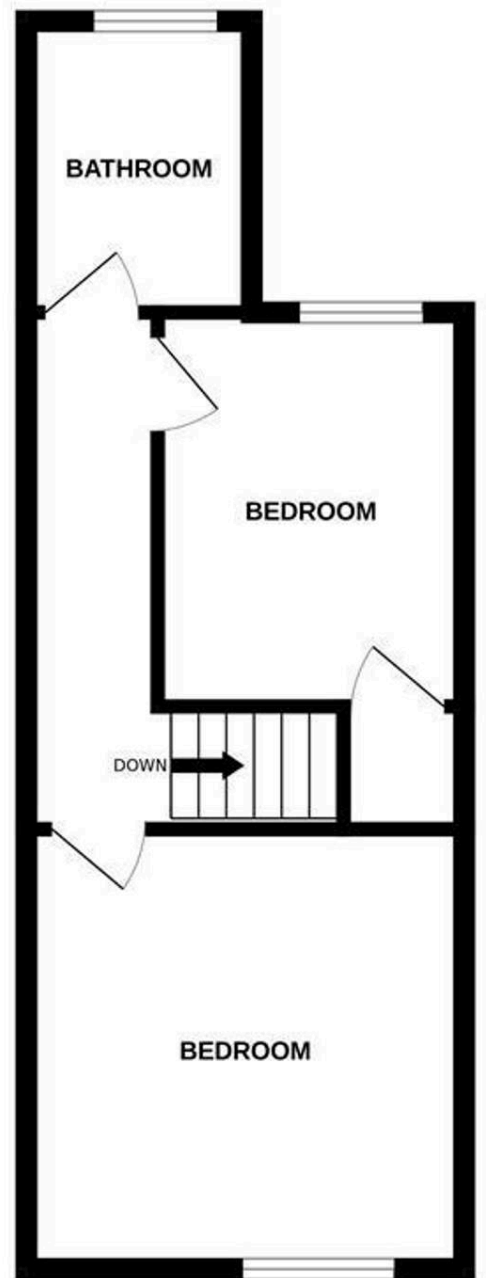
7' 7" x 6' 2" (2.31m x 1.87m)

Four piece suite comprising of panelled bath, walk in corner shower, low level WC, hand basin.

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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