



**36 Hotblack Road, Norwich**

**£230,000 Freehold**



**websters.**



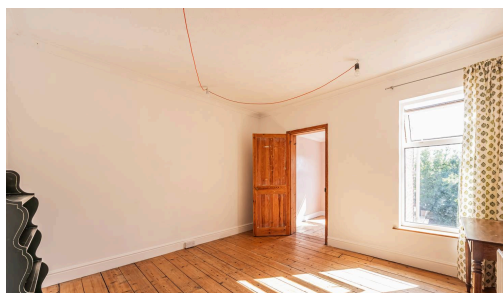
Presenting this light and spacious Victorian terraced home, boasting three bedrooms, two light reception rooms, and a spacious kitchen. The property offers a generous rear garden, ideal for relaxation and enjoyment, along with a family bathroom for convenience.

A rare find with no onward chain, this cosy abode is situated close to Norwich City Centre, making day-to-day living a breeze. With its classic charm and modern amenities, this property is a must-see for those seeking a comfortable and well-located home.

Contact us today to schedule a viewing and experience the unique blend of historical charm and contemporary convenience that this residence has to offer.



- Light And Spacious Victorian Terraced Home
- Three Bedrooms
- Two Light Reception Rooms
- Spacious Kitchen
- Generous Rear Garden
- Family Bathroom
- No Onward Chain
- Close To Norwich City Centre



**Porch**

Part obscure double glazed front door with double glazed side window, tiled flooring and glazed door to sitting room.

**Sitting Room**

13' 5" x 11' 9" (4.08m x 3.57m)

UPVC double glazed window to the front aspect, open fireplace with tiled hearth, iron and tiled inset and wooden surround, floor laid to carpet, picture rails, cornicing, ceiling rose and a radiator.

**Dining Room**

11' 4" x 11' 9" (3.45m x 3.58m)

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

**Kitchen**

8' 11" x 6' 11" (2.72m x 2.10m)

Comprising a range of wall and base units with laminate work tops, free standing electric cooker with gas hob and extractor hood over, space and plumbing for washing machine, space for under counter fridge and freezer, inset one and a half bowl stainless steel sink with mixer tap and drainer, tiled flooring, tiled splash back, coving, wall mounted gas boiler and a uPVC double glazed window to the side aspect.

**Rear Lobby**

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

**Bathroom**

7' 8" x 6' 11" (2.33m x 2.10m)

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

**Bedroom One**

11' 5" x 11' 9" (3.47m x 3.57m)

Double bedroom with a built in storage cupboard, uPVC double glazed window to the front aspect, radiator, stripped wooden flooring and coving.

**Bedroom Two**

11' 4" x 11' 9" (3.46m x 3.59m)

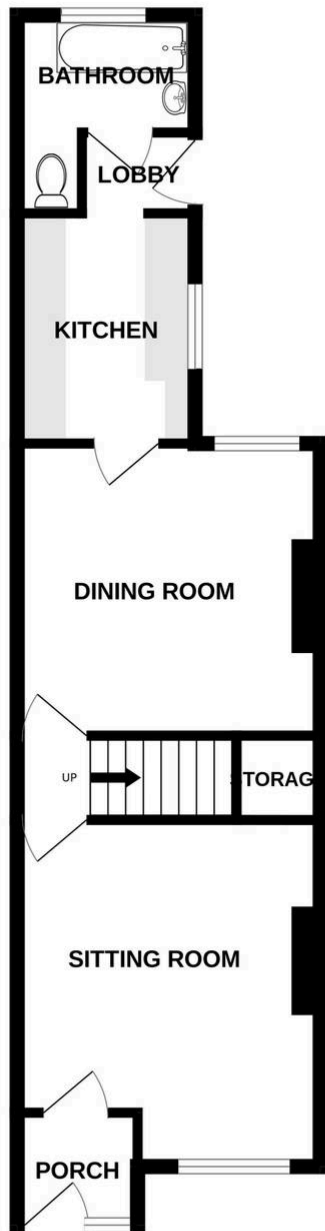
Double bedroom with a uPVC double glazed window to the rear aspect, stripped wooden flooring, coving and a radiator.

**Bedroom Three**

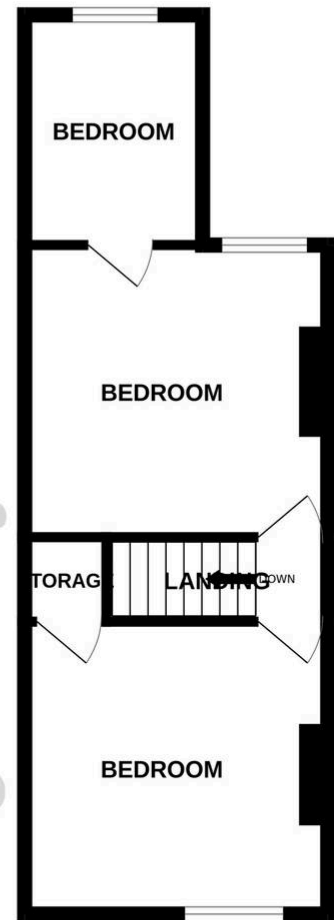
8' 11" x 6' 10" (2.73m x 2.09m)

UPVC double glazed window to the rear aspect, stripped wooden flooring, coving and a radiator.

GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

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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