



**49 Grant Street, Norwich**

**£230,000 Freehold**



**websters.**

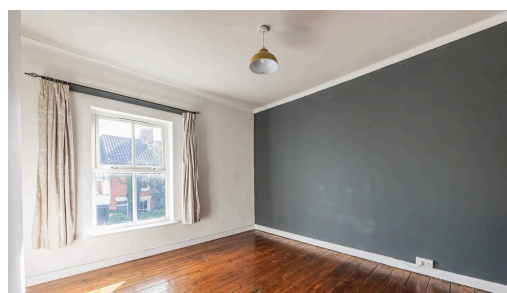


Introducing this light and modern Victorian terraced home, boasting three bedrooms, a modern kitchen, and two spacious reception rooms. Ideal for those seeking contemporary living within a quintessentially charming setting. The property offers a family bathroom and the convenience of no onward chain, ensuring a smooth transition for the new owners.

Step outside to discover the generous rear garden, perfect for entertaining or simply enjoying some outdoor tranquillity. This gem is ideally located for those who enjoy urban convenience, with a short walk taking you to Norwich City Centre, offering a wealth of amenities and attractions within easy reach.



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



**Sitting Room**

12' 0" x 11' 7" (3.65m x 3.54m)

Part obscure glazed front door, double glazed casement window to the front aspect, wood burning stove set to slate hearth, stripped wooden flooring, cornicing and a radiator.

**Dining Room**

9' 9" x 11' 7" (2.96m x 3.53m)

Under stairs storage cupboard, stripped wooden flooring, fireplace recess with tiled hearth, radiator, double glazed French double doors to the rear garden.

**Kitchen**

8' 11" x 6' 3" (2.72m x 1.90m)

Comprising a range of wall and base units with oak work tops, integrated electric oven with gas hob and extractor hood over, inset ceramic sink with mixer tap and drainer, wall mounted gas boiler, space for under counter fridge, space and plumbing for slim line dish washer and washing machine, tiled flooring, tiled splash back and a double glazed casement window to the side aspect.

**Bathroom**

5' 7" x 6' 0" (1.69m x 1.84m)

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

**Bedroom One**

12' 0" x 11' 7" (3.65m x 3.54m)

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

**Bedroom Two**

9' 11" x 11' 7" (3.01m x 3.54m)

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

**Bedroom Three**

8' 11" x 6' 4" (2.73m x 1.93m)

Double glazed casement window to the rear aspect, stripped and painted wooden flooring and a radiator.

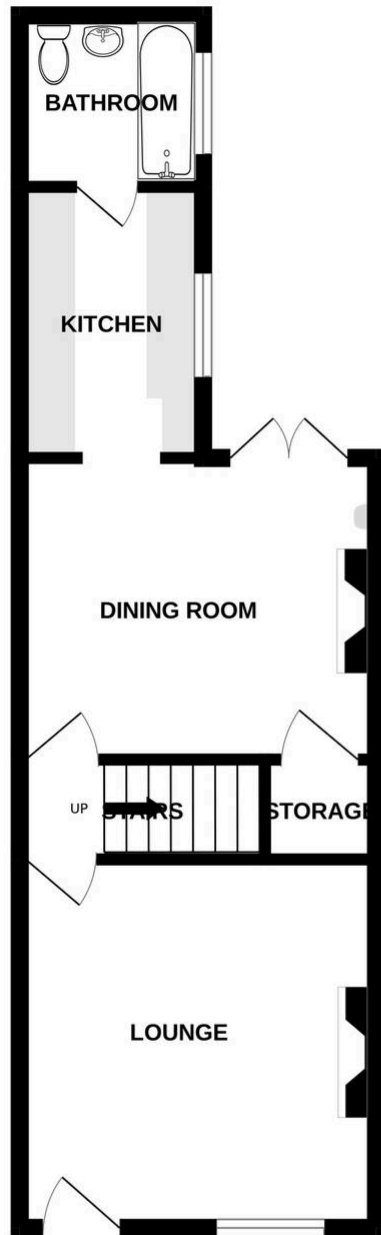
Council Tax band: B

Tenure: Freehold

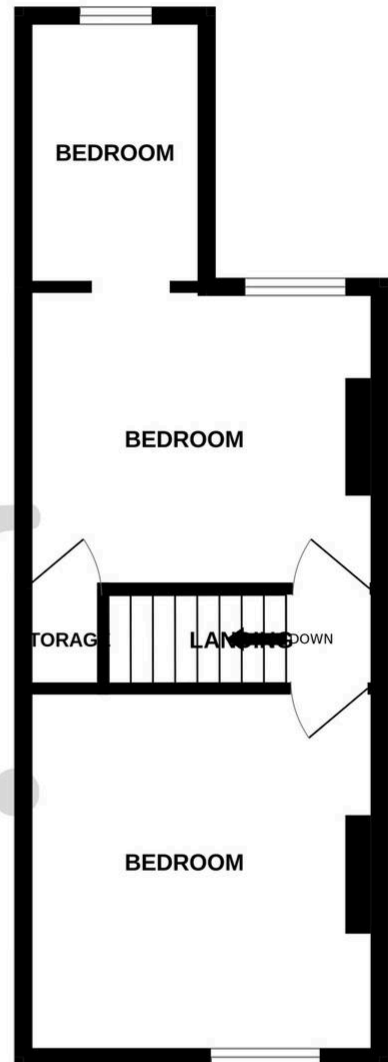
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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.  
Made with Metropix ©2025

You can include any text here. The text can be modified upon generating your brochure.