



**32 Livingstone Street, Norwich**

**£220,000 Freehold**



**websters.**

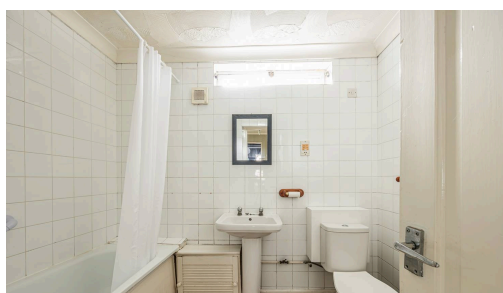


Introducing this charming Victorian terraced home, featuring a light and spacious interior that blends classic character with modern comforts. The property offers three bedrooms off the landing, providing a peaceful retreat for the family. Close to Norwich City Centre, it benefits from convenient access to shops, amenities, and entertainment.

With no onward chain, the home ensures a smooth transaction. It includes a family bathroom and a larger-than-average kitchen, ideal for culinary enthusiasts. A generous garden provides a private outdoor escape. Combining a prime location with desirable features, this Victorian home is an excellent opportunity for comfortable and stylish living.



- Light And Spacious Victorian Terraced Home
- Three Bedrooms Off Landing
- Close To Norwich City Centre
- No Onward Chain
- Family Bathroom
- Larger Than Average Kitchen
- Generous Garden
- Ample Storage



**Porch**

Part obscure glazed front door, floor laid to carpet, part obscure glazed door to lounge / diner and coving.

**Lounge / Diner**

Open plan space with a double glazed window to the front aspect, three radiators, carpeted stairs to the first floor, fitted storage, sealed fireplace with tiled hearth, under stairs storage cupboard, coving and floor laid to carpet.

**Kitchen**

8' 6" x 11' 5" (2.58m x 3.48m)

Comprising a range of wall and base units with laminate work tops, free standing electric cooker with gas hob and extractor fan over, space for under counter fridge, space and plumbing for washing machine, inset stainless steel sink with mixer tap and drainer, laminate flooring, sky light and access to the rear lobby and bathroom.

**Bathroom**

5' 10" x 8' 4" (1.79m x 2.55m)

Panel bath with shower over and tiled backing, low set WC, pedestal hand wash basin, tiled walls, extractor fan, laminate flooring, radiator, built in storage cupboard and a high level obscure casement window to the rear aspect.

**Rear Lobby**

Laminate flooring, coving and a part obscure glazed door to the rear garden.

**Landing**

Doors to three bedrooms, floor laid to carpet, loft hatch and coving.

**Bedroom One**

11' 9" x 11' 9" (3.59m x 3.58m)

Double bedroom with a built in wardrobe, airing cupboard housing gas boiler, double glazed casement window to the front aspect, floor laid to carpet, radiator and coving.

**Bedroom Two**

13' 0" x 6' 8" (3.96m x 2.03m)

Double glazed casement window to the rear aspect, floor laid to carpet, coving and a radiator.

**Bedroom Three**

8' 10" x 6' 3" (2.70m x 1.90m)

Double glazed casement window to the rear aspect, floor laid to carpet and a radiator.

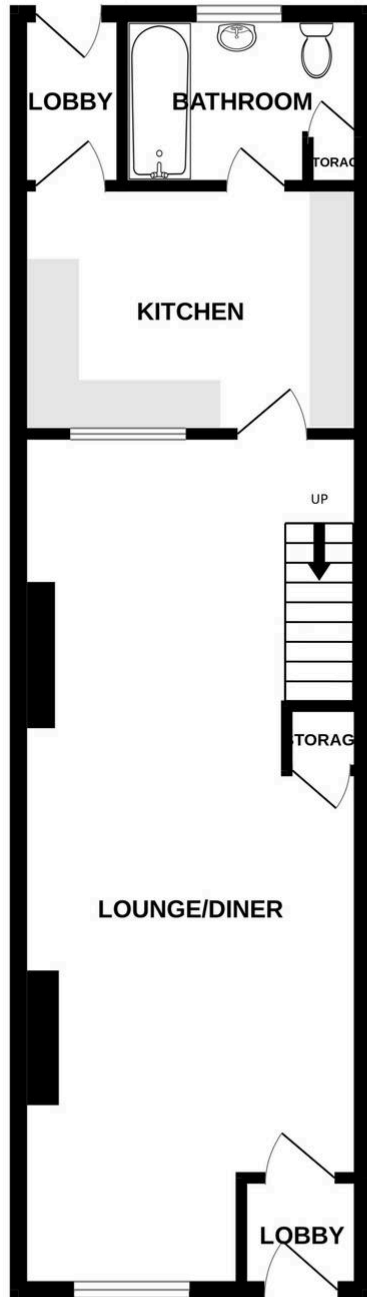
Council Tax band: B

Tenure: Freehold

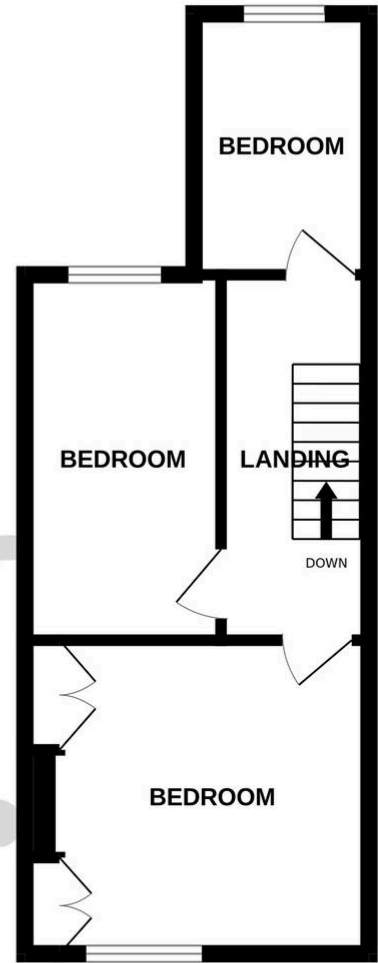
EPC Energy Efficiency Rating: D

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.  
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