



26 Leicester Street, Norwich

£280,000 Freehold



websters.

GUIDE PRICE £280,000 – £290,000. Introducing a beautifully modernised Victorian terraced home located in the highly sought-after Golden Triangle area. This property boasts two double bedrooms, ideal for a growing family or professionals needing extra space. The spacious family bathroom offers comfort and convenience, while the utility/cloakroom provides added practicality. This home features two generously sized reception rooms, perfect for entertaining guests or relaxing after a long day.

The well-presented rear garden offers a tranquil setting, ideal for enjoying outdoor meals or simply unwinding in the fresh air. With no onward chain, the transition to your new home can be seamless and hassle-free. The property's prime location makes it a desirable choice for those seeking a vibrant community with easy access to local amenities and transport links. Don't miss this opportunity to own a piece of history in a contemporary setting.



- Beautifully Modernised Victorian Terraced Home
- Two Double Bedrooms
- Spacious Family Bathroom
- Well Presented Rear Garden
- No Onward Chain
- Utility / Cloakroom
- Two Spacious Reception Rooms
- Highly Sought After Golden Triangle Location



Sitting Room

11' 0" x 12' 0" (3.35m x 3.66m)

Part obscure double glazed composite front door, floor laid to carpet, radiator, fireplace recess with tiled hearth and inset with wooden surround, cornicing, picture rails and a uPVC double glazed window to the front aspect.

Dining Room

9' 5" x 12' 0" (2.86m x 3.66m)

UPVC double glazed window to the rear aspect, under stairs storage cupboard, stripped wooden flooring, radiator and coving.

Kitchen

8' 7" x 5' 10" (2.61m x 1.79m)

Newly fitted kitchen comprising a range of wall and base units with laminate work tops, integrated electric oven with gas hob and extractor fan over, inset composite sink with mixer tap and drainer, tiled splash back, vinyl flooring, uPVC double glazed window to the side aspect, wall mounted gas boiler in cupboard, part double glazed uPVC door to the rear garden.

Utility / Cloakroom

5' 7" x 6' 0" (1.71m x 1.83m)

Pedestal hand wash basin with tiled splash back, heated towel rail, laminate work tops with storage underneath, low set WC, obscure uPVC double glazed window to the side aspect, coving, extractor fan, heated towel rail and part tiled walls.

Bedroom One

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

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

Bedroom Two

9' 6" x 12' 0" (2.90m x 3.65m)

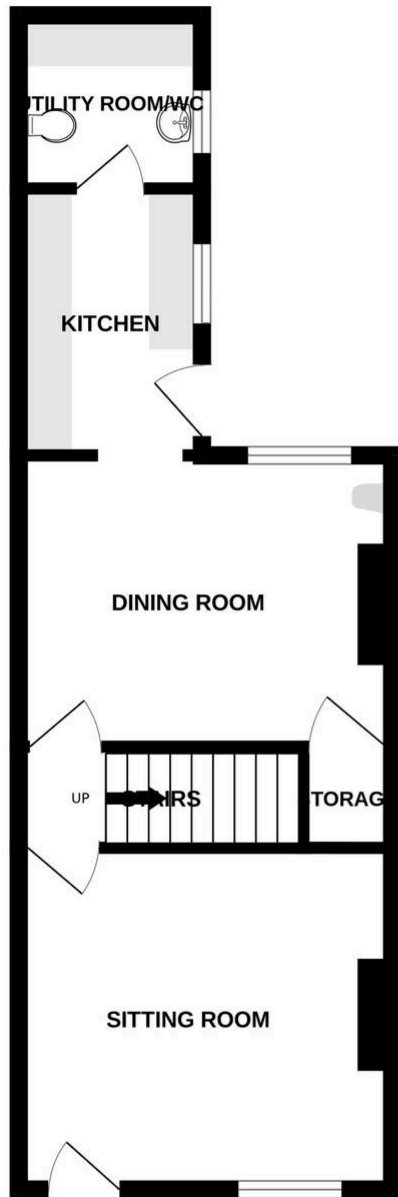
Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet, coving and a radiator.

Bathroom

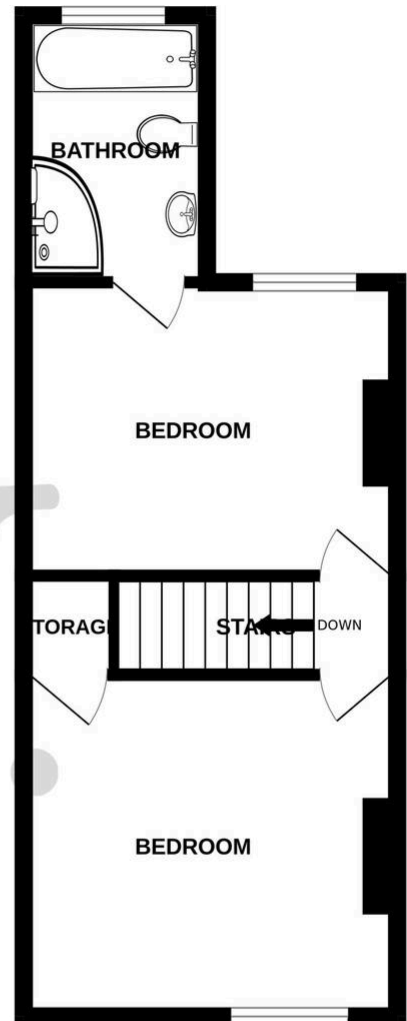
8' 7" x 6' 4" (2.62m x 1.92m)

Four piece suite comprising a panel bath with tiled backing and shower attachment, low set WC, pedestal hand wash basin with tiled splash back, large corner shower with double sliding doors and tiled backing, heated towel rail, obscure uPVC double glazed window to the rear aspect, laminate flooring, coving and an extractor fan.

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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