



11 Edinburgh Road, Norwich

£250,000 Freehold



websters.

Situated in a highly sought-after Golden Triangle location, this charming bay fronted Victorian terrace offers a perfect blend of historic charm and modern convenience. Step inside to discover a light and spacious interior featuring two double bedrooms with the added versatility of a third bedroom or study. The family bathroom provides comfort and convenience, while the light-filled kitchen is a delight for culinary enthusiasts. Venture out into the generous south-facing rear garden – a peaceful retreat perfect for outdoor relaxation. The property also boasts a practical lean-to and the added benefit of being offered with no onward chain. Schedule your viewing today to experience the allure and potential of this delightful property first-hand.

Council Tax band: B

Tenure: Freehold



- Light And Spacious Bay Fronted Victorian Terrace
- Two Double Bedrooms And Third Bedroom / Study
- Family Bathroom
- Light Kitchen
- Generous South Facing Rear Garden
- No Onward Chain
- Lean To
- Highly Sought After Golden Triangle Location



Sitting Room

13' 11" x 11' 7" (4.23m x 3.52m)

Solid front door with fan light over, bay fronted uPVC double glazed windows to the front aspect, floor laid to carpet, feature fireplace with tiled hearth, iron and tiled inset and wooden surround, picture rails and a radiator.

Dining Room

10' 0" x 11' 7" (3.05m x 3.52m)

Under stairs storage cupboard, casement window to the lean to, stripped wooden flooring and a radiator.

Kitchen

7' 8" x 6' 0" (2.34m x 1.84m)

Comprising a range of base units with laminate work tops, inset stainless steel sink with mixer tap and drainer, free standing electric cooker, tiled splash back, casement window to the lean to, laminate flooring, radiator and part obscure glazed door to the lean to.

Bathroom

5' 7" x 6' 1" (1.70m x 1.85m)

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

Lean To

6' 8" x 5' 0" (2.03m x 1.53m)

Part double glazed door to the rear garden with side window, space for fridge - freezer and space and plumbing for washing machine.

Bedroom One

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

Double bedroom with a fitted wardrobe, uPVC double glazed window to the front aspect, radiator and stripped wooden flooring.

Bedroom Two

10' 0" x 11' 7" (3.06m x 3.54m)

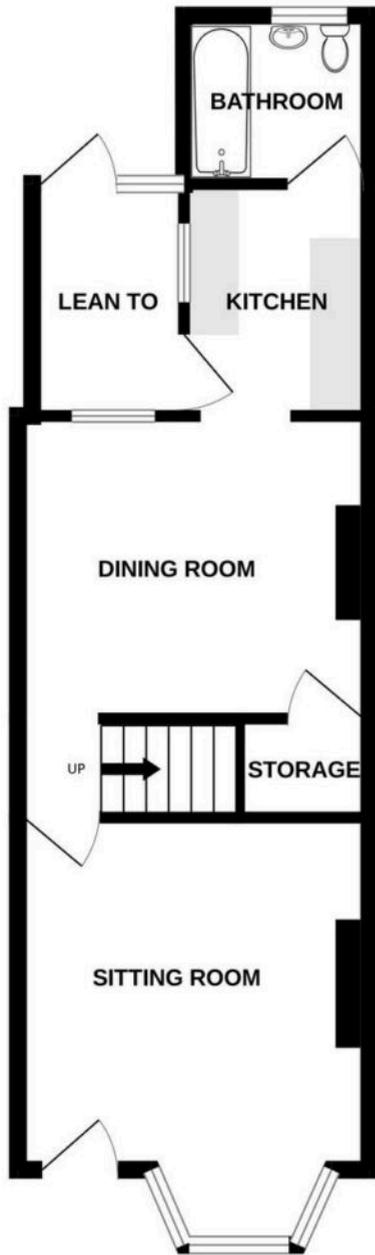
Double bedroom with a built in storage cupboard, uPVC double glazed window to the rear aspect, radiator and stripped wooden flooring.

Bedroom Three

7' 4" x 6' 1" (2.24m x 1.86m)

Wall mounted gas boiler, uPVC double glazed window to the rear aspect and floor laid to carpet.

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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