



71 Caernarvon Road, Norwich

£260,000 Freehold



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This light and spacious Victorian terrace is situated in the highly sought after Golden Triangle location, offering an excellent opportunity for families and professionals alike. The property is presented with no onward chain, providing a straightforward move for the discerning buyer. Inside, you will find three well-proportioned bedrooms, each benefiting from ample natural light and period charm. The home features two inviting reception rooms, ideal for both relaxing and entertaining guests. A generously sized, contemporary kitchen offers plenty of workspace and storage, making it perfect for those who enjoy cooking or dining at home. The modern bathroom is finished to a high standard, combining style and functionality. The spacious and private west facing rear garden is an ideal space for alfresco dining and general entertaining.



- Light And Spacious Victorian Terrace
- Three Bedrooms
- No Onward Chain
- Two Light Reception Rooms
- Generous West Facing Rear Garden
- Modern Bathroom
- Spacious Kitchen
- Highly Sought After Golden Triangle Location



Sitting Room

11' 0" x 10' 11" (3.35m x 3.32m)

Obscure glazed front door with fan light over, uPVC double glazed window to the front aspect, stripped wooden flooring, cornicing, ceiling rose and a radiator.

Dining Room

11' 11" x 10' 11" (3.62m x 3.32m)

Radiator, stripped wooden flooring, cornicing, under stairs storage cupboard and a uPVC double glazed window to the rear aspect.

Kitchen

12' 7" x 7' 1" (3.83m x 2.16m)

Comprising a range of wall and base units with laminate work top, radiator, uPVC double glazed window to the side aspect, obscure casement window to the side aspect, tiled flooring, free standing electric cooker with gas hob, inset stainless steel sink with mixer tap and drainer, tiled splash back, space for fridge - freezer, space and plumbing for washing machine and tumble dryer.

Rear Lobby

Tiled flooring, airing cupboard housing gas boiler and a uPVC double glazed door to the rear garden.

Bathroom

5' 7" x 6' 7" (1.69m x 2.01m)

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

Bedroom One

11' 0" x 10' 11" (3.35m x 3.33m)

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

Bedroom Two

11' 11" x 10' 10" (3.63m x 3.31m)

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

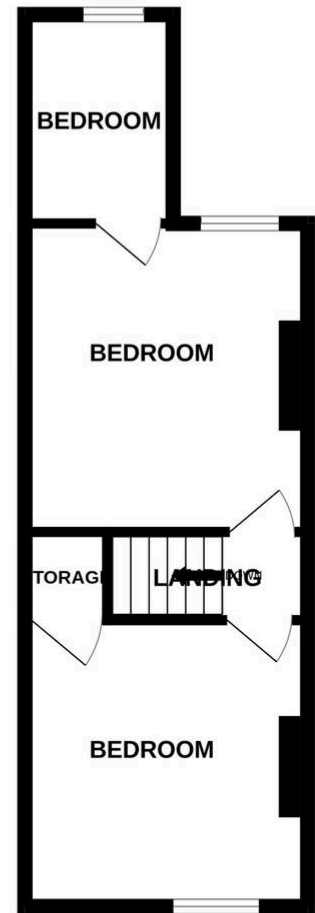
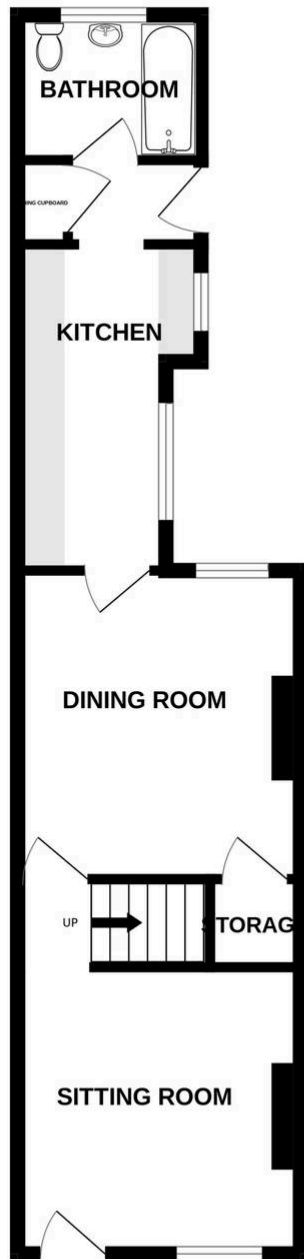
Bedroom Three

8' 1" x 5' 9" (2.47m x 1.75m)

UPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
326 sq.ft. (30.2 sq.m.) approx.



W.

TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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