

propertyladder



Pelham Road, Norwich, NR3

A Renovated Three Bedroom NR3 Terrace House – NO ONWARD CHAIN!

GUIDE PRICE £270,000 to £280,00 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

VICTORIAN CHARM REFRESHED FOR MODERN LIVING!

A chain free Victorian north city terrace house, offered in immaculate turn key condition, situated on the highly desirable Pelham Road off St Clements Hill!

This attractive home retains a traditional Victorian terrace layout, comprising a welcoming living room, separate dining room, and a modern galley style kitchen, complemented by a well-appointed ground floor bathroom. Upstairs, there are two generous double bedrooms, along with a third room off the principal bedroom, providing a highly versatile space ideal for a nursery, home office, dressing room, or potential en-suite conversion. Well-presented throughout, the property proves an ideal home in the popular NR3 postcode.



“garden has been thoughtfully landscaped to provide an enclosed, low maintenance outdoor space”



Overview

- Victorian Mid Terrace House
- Fully Renovated Throughout
- Three Bedrooms
- Landscaped Rear Garden With Decking Area
- Vendors Found With No Onward Chain
- Modern Kitchen & Bathroom Fitted In 2022
- Two Reception Rooms
- On Street Parking
- Range Of Nearby Amenities Within Walking Distance



Location

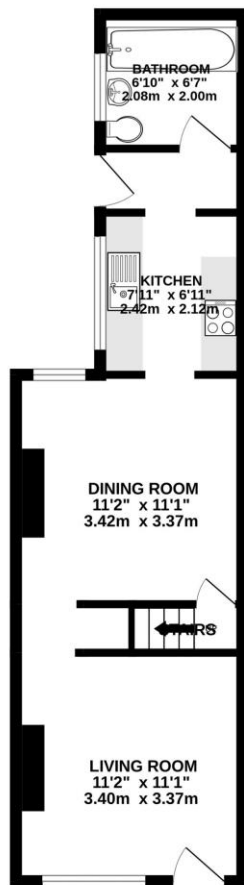
Pelham Road, located in the popular NR3 area just off St Clements Hill, is ideally positioned for access to a wide range of local amenities and Norwich city centre. The property is within easy reach of a selection of independent cafés, local shops, supermarkets, and everyday conveniences, with the vibrant city centre just a short distance away offering extensive retail, dining, and leisure options. The area is well served by regular bus routes and provides convenient access to Norwich railway station for commuting further afield. Nearby green spaces such as Waterloo Park and Sewell Park offer pleasant outdoor areas for walking and recreation, while a range of well regarded schools and nurseries are also within close proximity, making the location popular with both professionals and families alike.



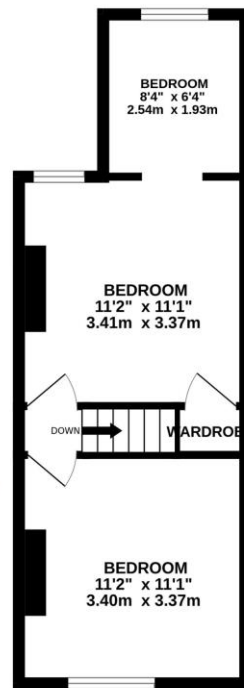
Outside

Outside, the property benefits from on street, non-permit parking on the road itself. To the rear, the garden has been thoughtfully landscaped to provide an enclosed, low maintenance outdoor space. It is predominantly laid with artificial lawn, complemented by raised flower borders and a generous decking area to the rear.

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.6 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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(NR10-16)

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