

88 Trafford Road, Norwich - NR1 2QP

£325,000 Freehold

Located in a popular area, this two-bedroom over-passage mid-terrace house offers a characterful living space with original features throughout. The property includes a spacious lounge with a bay window and fireplace, a versatile dining room, and a kitchen with fitted cupboards. Upstairs, you'll find two generously sized double bedrooms, both with fireplaces, with one featuring an ensuite bathroom. The south-west facing garden comes with a storage shed, and on-street permit parking adds convenience. The property is also within easy reach of local shops, amenities, and public transport, making it an ideal location for everyday living.

Location

Trafford Road is located in the desirable suburb of South Norwich, offering a peaceful residential setting with easy access to the city centre. The area is well-served by public transport links, making commuting and travel straightforward. Local amenities, including shops, schools, and restaurants, are all within close reach. The nearby Eaton Park provides ample space for outdoor activities and relaxation. This location is perfect for those who want to enjoy a quiet neighbourhood while still being close to the vibrant heart of Norwich.



Agents notes

We understand the property will be sold freehold, connected to all mains services.

Parking permit cost- £34.60 - £74.20 per annum

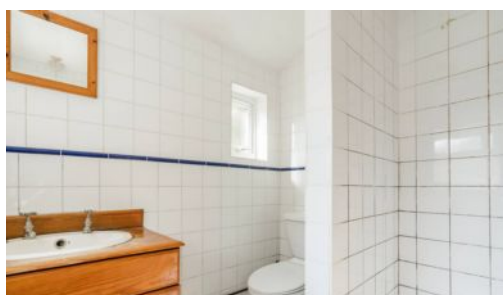
Boiler- Imminent replacement needed.

Building safety issues present- Some of the artex ceilings have been found to contain low-risk asbestos.

Shared access rights and maintenance obligations for shared passageway and bisected garden.

Heating system- Gas Boiler

Council Tax Band- B



Trafford Road, Norwich

Upon entering, you are greeted by a spacious lounge filled with a bay window that floods the room with natural light, highlighting the original fireplace as a focal point of the room.

Adjacent to the lounge is a dining room, offering versatile living space and ample room for hosting guests or enjoying quiet family meals.

The kitchen is conveniently located with fitted cupboards for storage, and a door leading to the outside area, ensuring ease of access for outdoor dining and relaxation.

Adding convenience to the ground floor is a well-appointed shower room with tiled walls.

Ascending to the first floor, two generously sized double bedrooms await. Both bedrooms feature period fireplaces, adding character to the rooms. The master bedroom is bright with natural light and benefits from a built-in cupboard for convenience, while the second bedroom features an ensuite bathroom with partially tiled walls, an airing cupboard, and a storage cupboard.

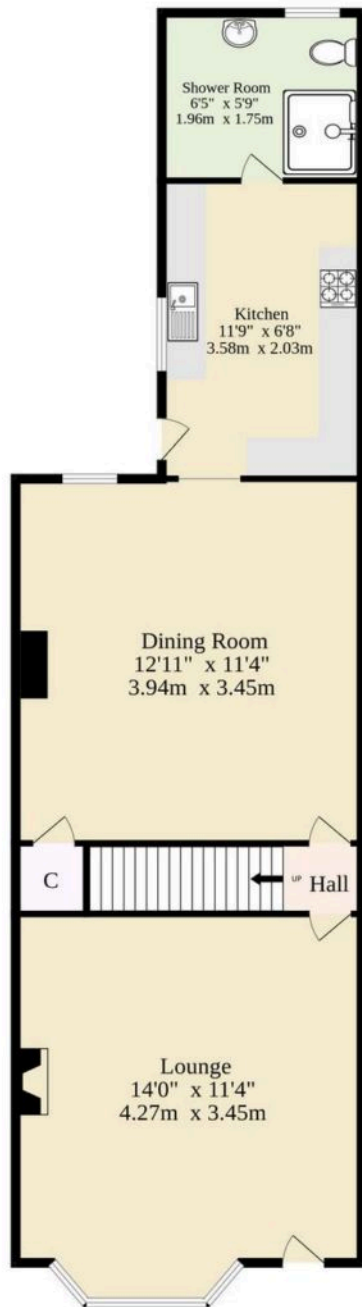
Additionally, the property benefits from newly fitted wooden double-glazed sash windows in several rooms, adding character and charm, while double glazing throughout enhances energy efficiency and comfort.

Stepping outside, the property has a south-west facing garden, perfect for enjoying the afternoon sun, along with a useful storage shed for gardening tools or extra belongings. There is a shared pathway providing access to the garden.

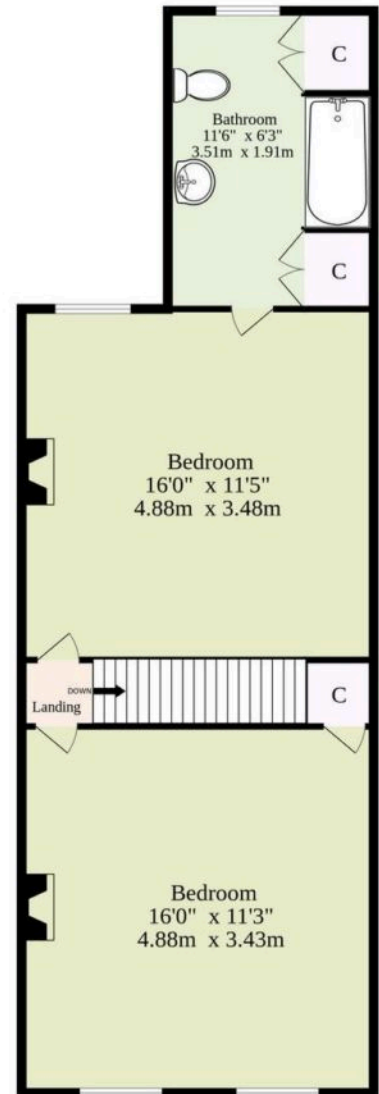
On-street permit parking makes it convenient for those with vehicles.



Ground Floor
427 sq.ft. (39.7 sq.m.) approx.



1st Floor
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1044sq.ft. (97.0 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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