

36 Harford Street, Norwich - NR1 3AY

£240,000 - £250,000 Freehold

Offering charm, space, and stylish updates throughout, this impressive Victorian mid-terrace is perfectly positioned within easy reach of local pubs, cafés, and everyday amenities. Inside, the home welcomes you with a bright lounge featuring a character fireplace and original stripped pine floorboards, flowing through to a striking open-plan kitchen/diner with elegant cabinetry, integrated appliances, and thoughtful finishes. A separate utility room and contemporary ground-floor bathroom add practicality to the well-planned layout. Upstairs, two generous double bedrooms each enjoy their own period fireplace, while a versatile third room offers flexibility as a home office, nursery, or guest space. The bisected, enclosed courtyard garden is mostly paved and includes a substantial brick-built storage shed. Offered chain-free, this is a fantastic opportunity for first-time buyers or those looking for a move-in-ready character home.

Location

Harford Street is ideally positioned just southeast of Norwich city centre, offering a well-connected yet residential setting popular with both professionals and families. The area provides easy access to key amenities, including convenience stores, independent cafés, and takeaways, while larger supermarkets and retail parks are just a short drive away. Norwich Train Station is around a mile from the street, making it especially practical for commuters heading to London, Cambridge, or surrounding areas. The nearby A146 and Ring Road offer smooth links to the A47 and major routes out of the city. Green spaces like Harford Park and the Whitlingham Country Park trail network offer scenic walking and cycling options, while the vibrant Riverside complex, home to restaurants, gyms, a cinema, and entertainment venues, is within close proximity.

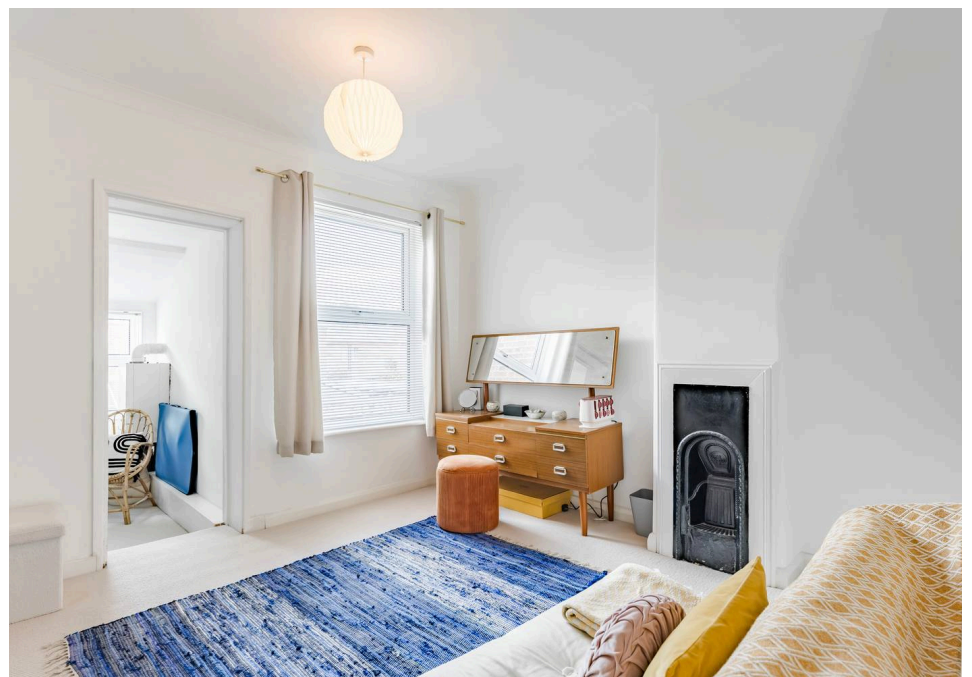
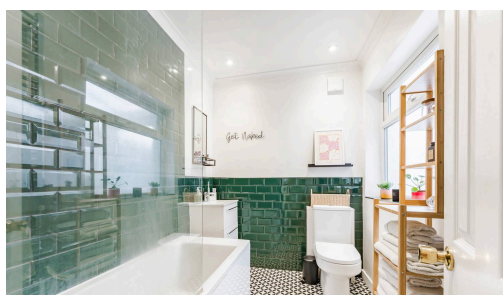
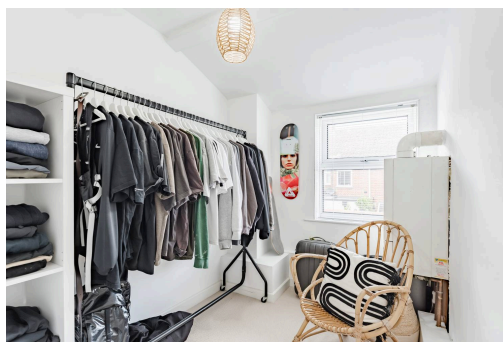


Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- B



Harford Street, Norwich

Step into the property through a bright and inviting porch, a welcoming entrance that hints at the charm and character found throughout the home. From here, you're drawn into the lounge: a bright, airy space that immediately captures attention with its character fireplace, complete with a tiled surround, and the warmth of original stripped pine floorboards underfoot. This room sets the tone for a home that has been thoughtfully updated while preserving its Victorian character.

Moving through to the rear of the property, the open-plan kitchen/diner is a striking space, beautifully finished with stylish emerald green and white gloss cabinetry. The same stripped pine flooring continues here, tying the space together with a cohesive feel. Open shelving adds a practical and decorative touch, while modern pendant lights bring in soft, focused lighting above the dining area. The kitchen is equipped with a sleek oven, hob, and extractor fan, and benefits from an understairs storage cupboard, ideal for tucking away essentials.

Just off the kitchen, a separate utility room adds further practicality, with tiled flooring, plumbing for a washing machine, an extractor fan, and a roof section that allows natural light to filter in. A rear door leads directly out to the garden, making this a highly functional everyday space.

Completing the ground floor is the contemporary family bathroom, thoughtfully designed with a panelled bath and shower over. The walls are stylishly tiled in a palette that echoes the kitchen's colour scheme, paired with characterful vinyl flooring, inset ceiling lights, and an extractor fan, all working together to create a fresh and polished finish.

Upstairs, the home continues to impress with three bedrooms. The two larger rooms are comfortable doubles, each filled with natural light and featuring their own character fireplaces, adding charm and a sense of heritage. The third bedroom offers versatility, well-suited as a child's room, study, or home office, making it ideal for a variety of needs. All three rooms are laid with soft carpet flooring for added comfort.

The property also benefits from double glazing throughout.

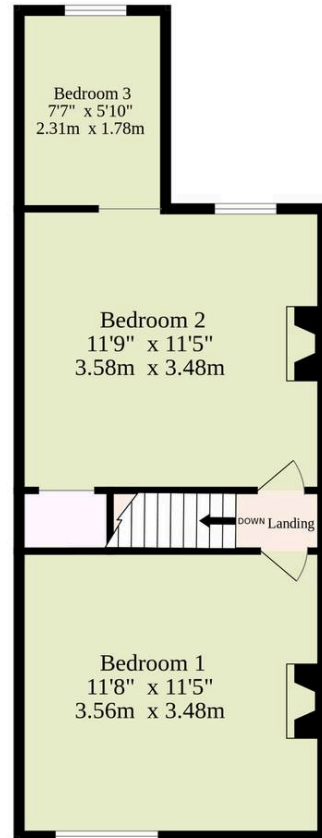
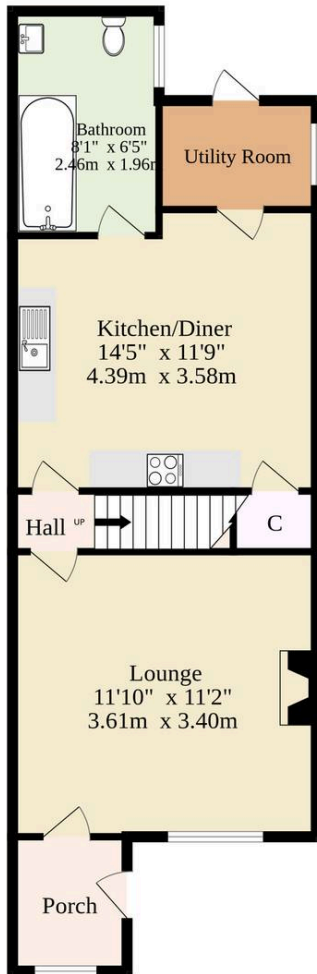
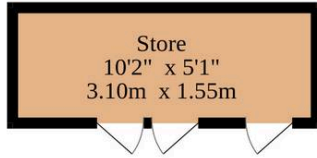
Outside, you'll find a bisected, enclosed courtyard garden, a private and low-maintenance outdoor space with a charming, established feel. Mostly laid to paving, it offers room for seating, container planting, or simply relaxing in the fresh air. A large brick-built storage shed provides excellent space for storing bikes, tools, or garden furniture.

On-street parking is available directly nearby.



Ground Floor
489 sq.ft. (45.4 sq.m.) approx.

1st Floor
332 sq.ft. (30.8 sq.m.) approx.



Sqft Includes Store

TOTAL FLOOR AREA : 821 sq.ft. (76.3 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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