



9 Angel Road, Norwich
£300,000

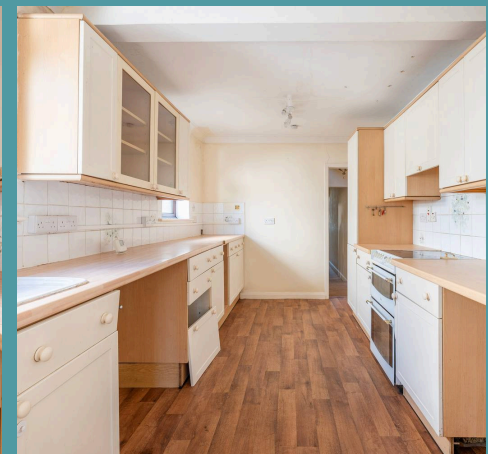
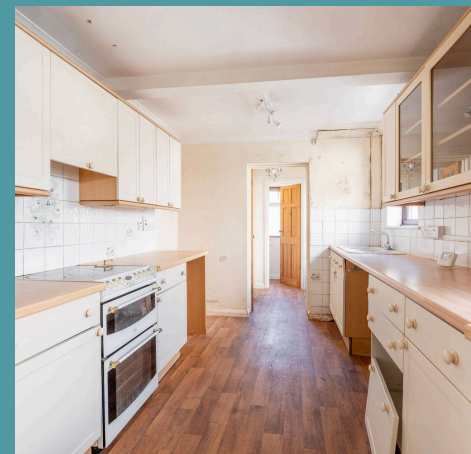
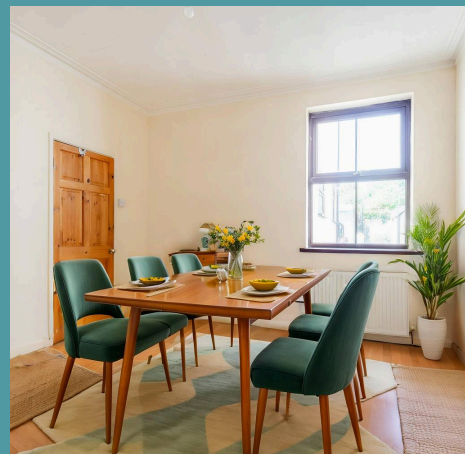
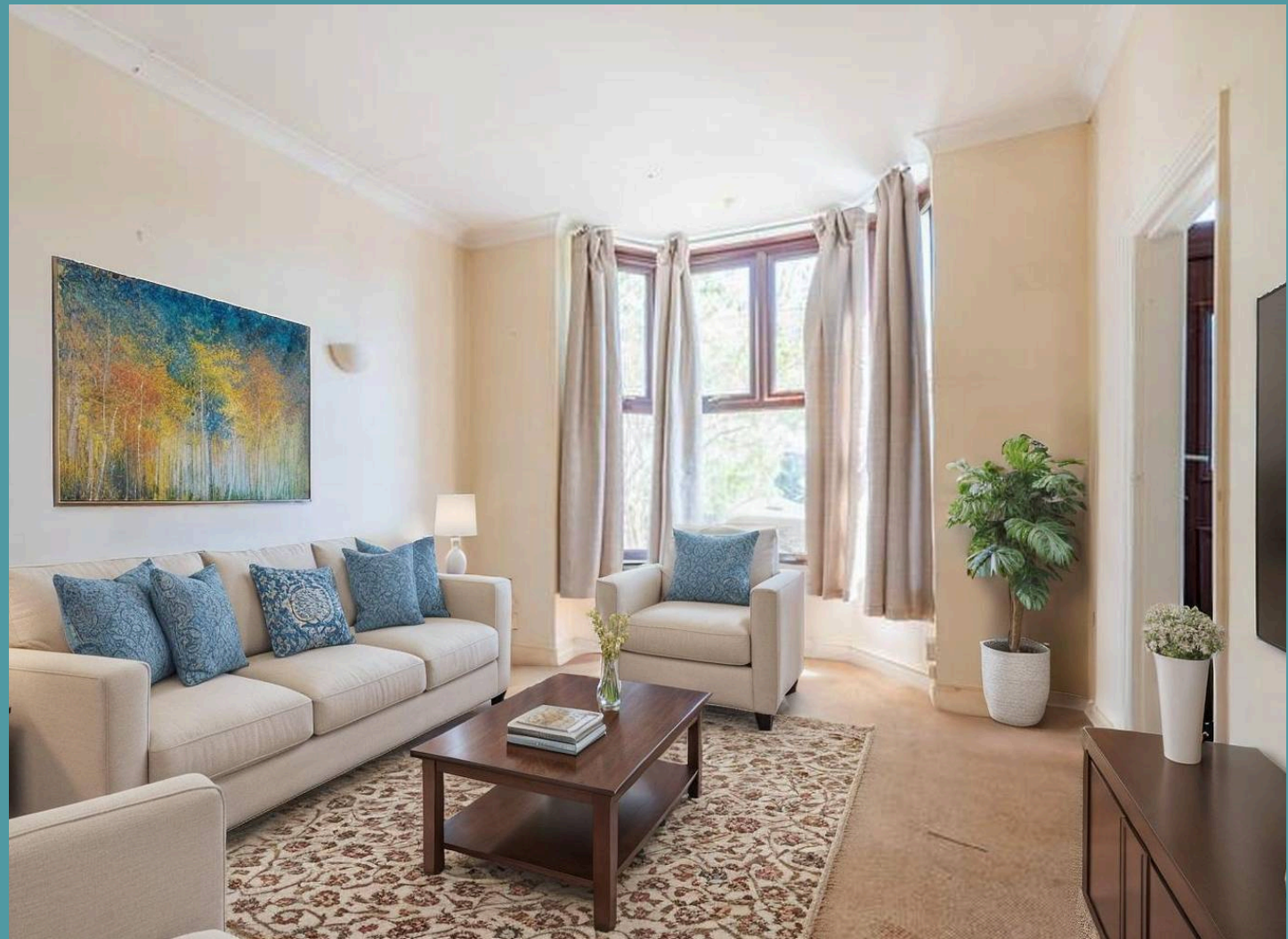
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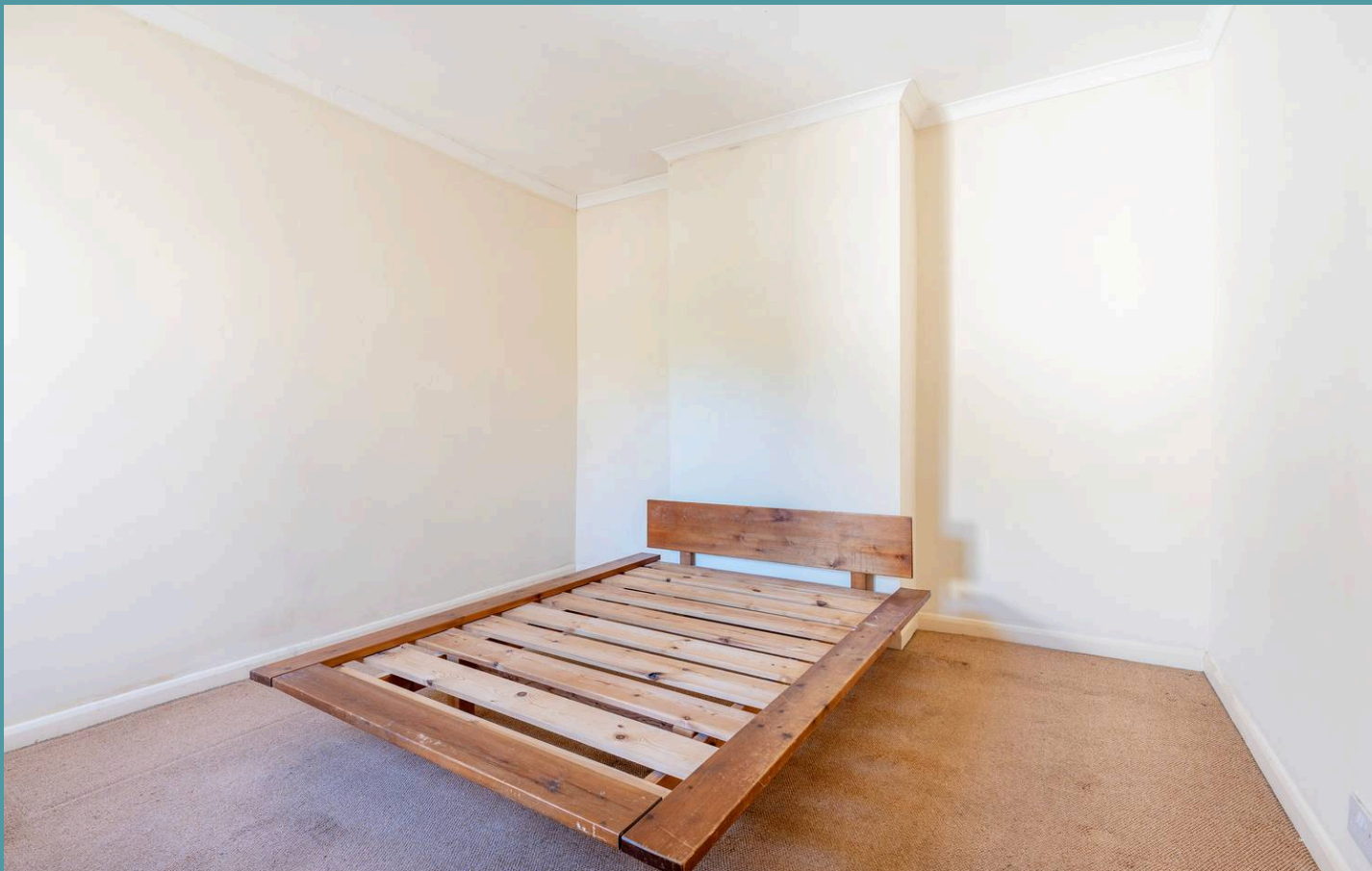
Norwich

Situated in a desirable residential area within easy walking distance of Norwich city centre, this attractive three-bedroom bay-fronted terrace presents a fantastic opportunity for first-time buyers or investors. Well-positioned and low-maintenance, the property combines character and convenience, making it an ideal home or buy-to-let investment in one of Norwich's most sought-after locations.

Location

Norwich NR3 is a vibrant and diverse area located just north of the city centre of Norwich, in Norfolk, England. It blends residential streets with independent shops, local pubs, and green spaces like Waterloo Park. The area features a mix of Victorian and Edwardian terraced houses, post-war developments, and newer builds, making it popular with families, students, and professionals alike. NR3 is known for its community feel and accessibility, with easy transport links to the rest of the city and surrounding areas. It's a place that reflects both the historic charm and evolving modern character of Norwich.





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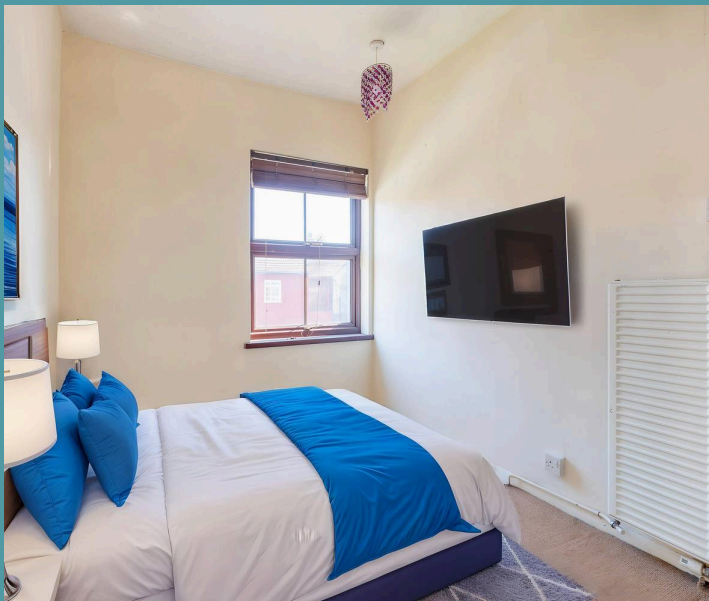
Norwich

Offered with no onward chain, this home is ready for its next chapter. Step through the welcoming entrance hall, which leads into two well-proportioned reception rooms, ideal spaces for both relaxing and entertaining guests. The front lounge, featuring a bay window, enjoys natural light and a pleasant street outlook, while the rear dining room encourages intimate family meals or gatherings.

The kitchen is fitted with a range of wall and base cabinetry, with under-counter spaces for your essential appliances. A rear lobby/utility room provides additional practical space and access to the garden. Complete with a ground floor WC for convenience and ease.

Upstairs, the property offers four bedrooms, and a well-appointed family bathroom. The layout is practical and flexible, catering to a range of lifestyles.

To the rear, a low-maintenance garden awaits, ideal for those seeking outdoor space without the upkeep. The garden also includes a timber storage shed, perfect for gardening tools or bicycles. On-road parking is available directly outside the property.

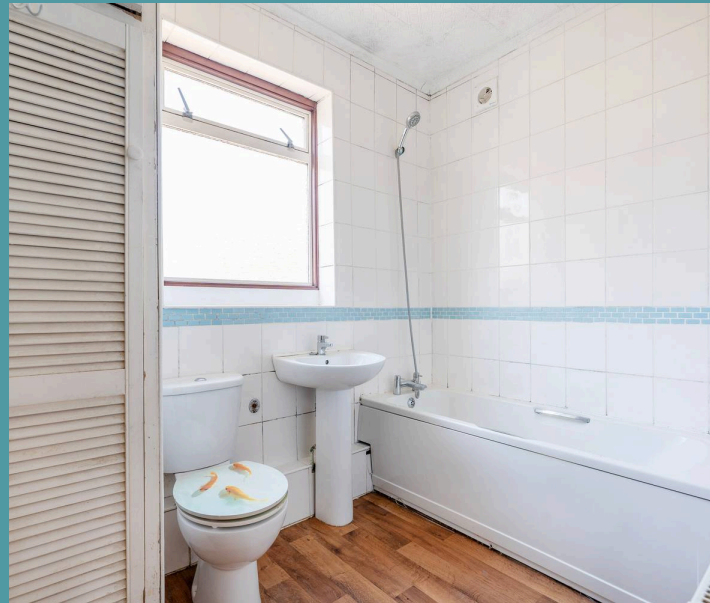




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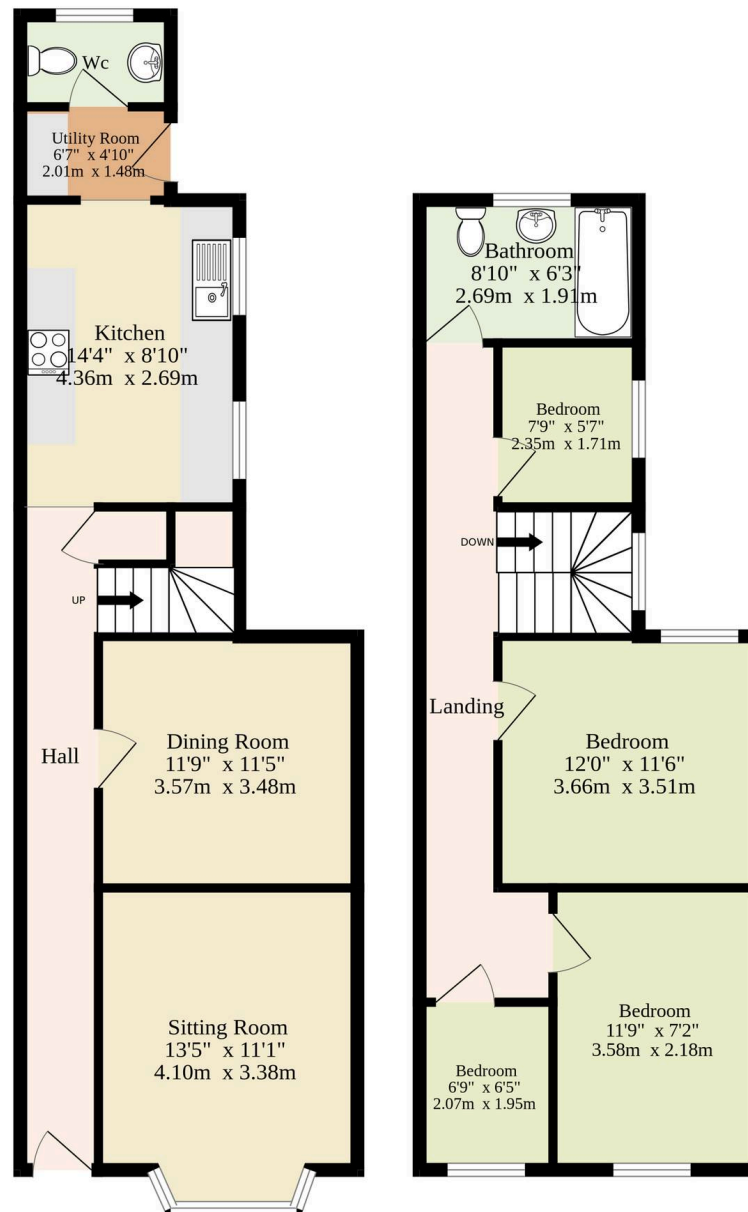
Norwich

- No onward chain
- Bay-fronted terrace in Norwich
- Perfect first home or investment purchase
- Within walking distance to the city centre
- Two reception rooms inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, under-counter areas for your appliances and a lobby/utility room
- Four bedrooms and a bathroom
- Low-maintenance garden complemented by a timber storage shed
- On-road parking available
- Sought-after location in the vibrant city of Norwich, in close proximity to a wide range of amenities



Ground Floor
474 sq.ft. (44.0 sq.m.) approx.

1st Floor
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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