



## 109 Cambridge Street, Norwich

£260,000 Freehold

Launch Day: 21st June | Guide Price: £260,000 to £270,000. Step into a home where period charm meets smart modern living right in the heart of Norwich's most desirable neighbourhood. Two roomy reception areas offer plenty of space to relax, work, or entertain with ease and style. The kitchen is designed for everyday ease with generous storage, handy appliances, and a direct link to a sleek, upgraded shower room. Upstairs, spacious double bedrooms combine character details like solid wood floors with practical built-in wardrobes, creating a perfect balance of comfort and style. Bright sash windows fill the rooms with natural light while keeping energy efficiency in check. Outside, the south-facing garden and low-maintenance front provide inviting spots to enjoy fresh air, all just minutes from the city's vibrant buzz.



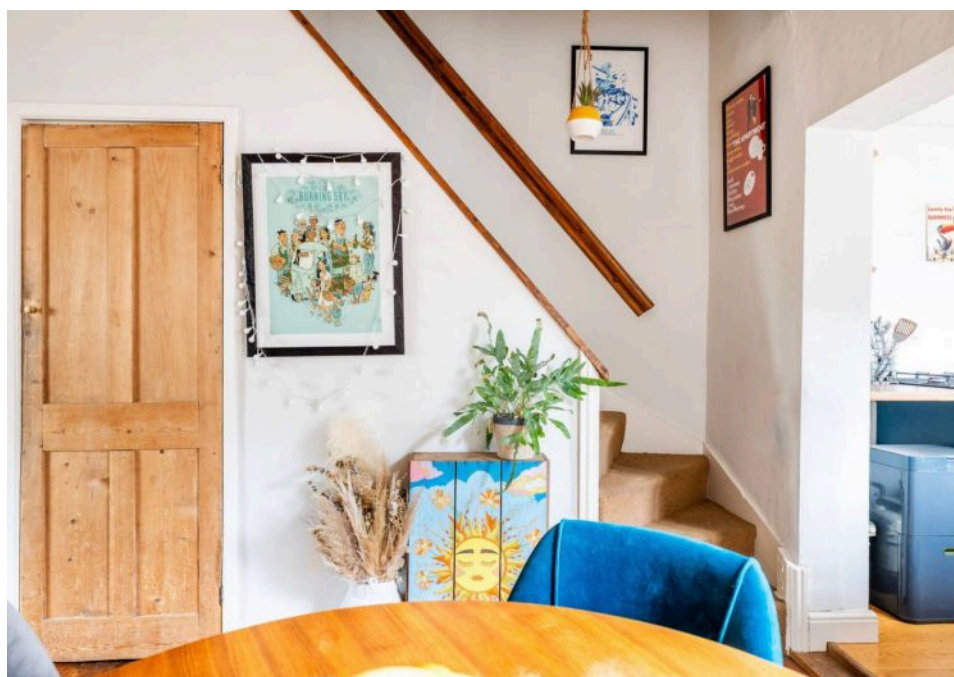
Launch Day: 21st June | Guide Price: £260,000 to £270,000. Step into a home where period charm meets smart modern living right in the heart of Norwich's most desirable neighbourhood. Two roomy reception areas offer plenty of space to relax, work, or entertain with ease and style. The kitchen is designed for everyday ease with generous storage, handy appliances, and a direct link to a sleek, upgraded shower room. Upstairs, spacious double bedrooms combine character details like solid wood floors with practical built-in wardrobes, creating a perfect balance of comfort and style. Bright sash windows fill the rooms with natural light while keeping energy efficiency in check. Outside, the south-facing garden and low-maintenance front provide inviting spots to enjoy fresh air, all just minutes from the city's vibrant buzz.

### The Location

Cambridge Street is perfectly positioned for both students and families, with the University of East Anglia just a short distance away, making it an ideal spot for those studying in Norwich. Its close proximity to the Norfolk and Norwich



Launch Day: 21st June | Guide Price: £260,000 to £270,000. Step into a home where period charm meets smart modern living right in the heart of Norwich's most desirable neighbourhood. Two roomy reception areas offer plenty of space to relax, work, or entertain with ease and style. The kitchen is designed for everyday ease with generous storage, handy appliances, and a direct link to a sleek, upgraded shower room. Upstairs, spacious double bedrooms combine character details like solid wood floors with practical built-in wardrobes, creating a perfect





Launch Day: 21st June | Guide Price: £260,000 to £270,000. Step into a home where period charm meets smart modern living right in the heart of Norwich's most desirable neighbourhood. Two roomy reception areas offer plenty of space to relax, work, or entertain with ease and style. The kitchen is designed for everyday ease with generous storage, handy appliances, and a direct link to a sleek, upgraded shower room. Upstairs, spacious double bedrooms combine character details like solid wood floors with practical built-in wardrobes, creating a perfect balance of comfort and style. Bright sash windows fill the rooms with natural light while keeping energy efficiency in check. Outside, the south-facing garden and low-maintenance front provide inviting spots to enjoy fresh air, all just minutes from the city's vibrant buzz.

### The Location

Cambridge Street is perfectly positioned for both students and families, with the University of East Anglia just a short distance away, making it an ideal spot for those studying in Norwich. Its close proximity to the Norfolk and Norwich Hospital is also an asset, catering to medical professionals and staff.

The property benefits from a central location, just a short stroll from the city centre, offering a wide range of shops, cafes, and restaurants for all to enjoy.

Families will appreciate the nearby Jenny Lind Park, providing a green space for relaxation and recreation, while everyday essentials are easily accessible with a Tesco Express just moments away.

The lively Unthank Road, within walking distance, offers a variety of local amenities, including a fish and chip shop and the popular William and Florence restaurant. For commuters, the A11 and A47 are quickly accessible, offering convenient links to the wider region and beyond.

### Cambridge Street, Norwich

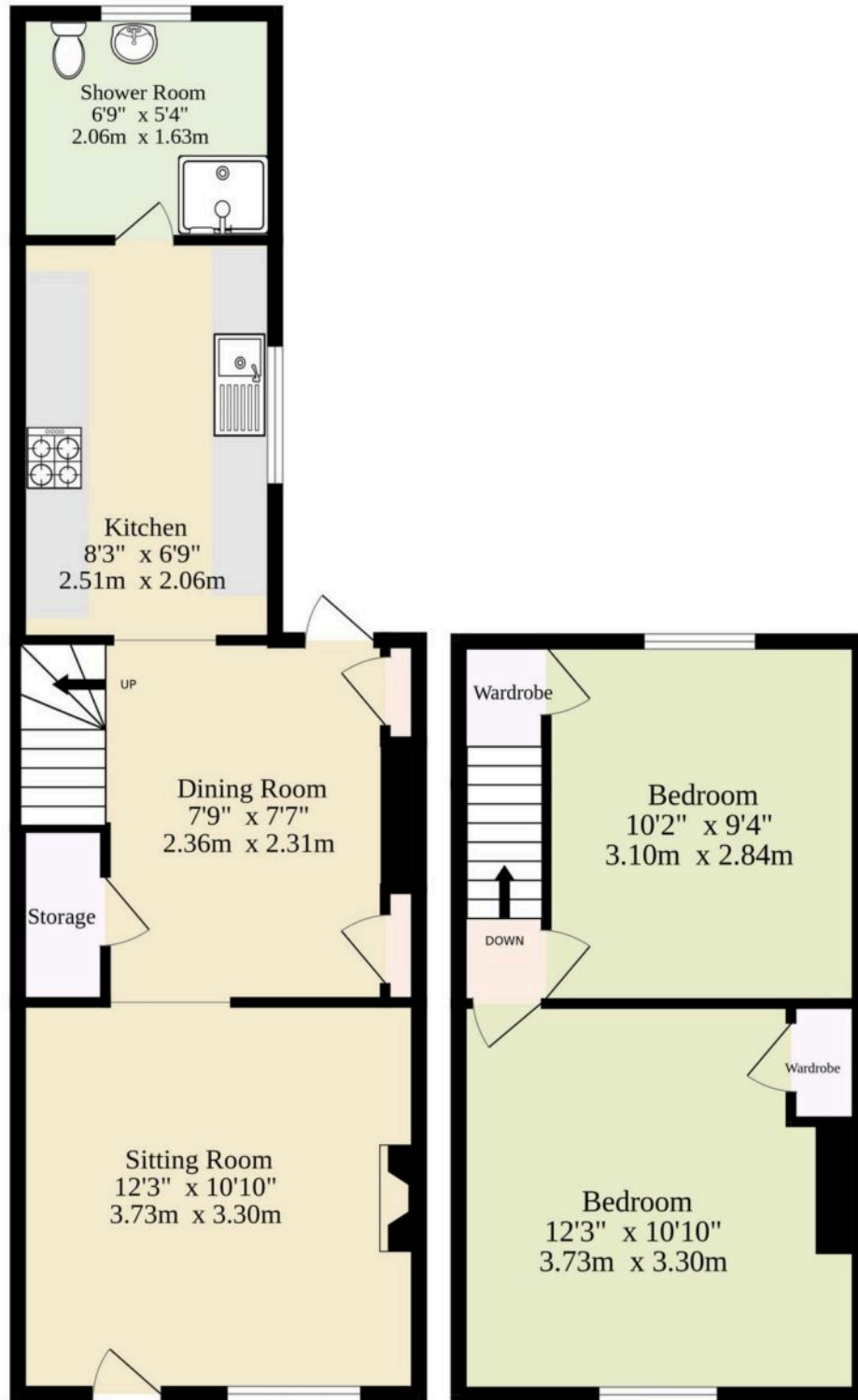
This charming mid-terraced home offers a wonderful blend of period character and modern convenience, perfectly positioned in one of Norwich's most coveted neighbourhoods.

Featuring two generous reception rooms, the property provides flexible living spaces ideal for both relaxing and entertaining. The lounge welcomes you with a classic open fireplace and beautiful sash windows that flood the room with natural light, while the dining room connects effortlessly to the kitchen, creating an inviting flow throughout the ground floor.



Ground Floor  
280 sq.ft. (26.0 sq.m.) approx.

1st Floor  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.5 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.  
Made with Metropix ©2025

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.

