



## 61 Melrose Road, Norwich

£240,000 Freehold

A fantastic opportunity for first time buyers or investors looking to create a beautiful family home in the highly desirable Golden Triangle! This charming two bedroom, mid-terrace property offers endless potential and boasts sizeable reception rooms, a conservatory, cloakroom and two double bedrooms and a garden to the rear aspect. Perfect for those looking to put their own stamp on a property in an enviable area.



The Golden Triangle is a family-friendly area with a strong sense of community, enjoy local events, parks, a fantastic catchment area for schooling and much more. Take a short walk and you can access the bustling shops, boutiques, cafes and local pubs that Unthank Road has to offer, with the city centre only a short drive away. Eaton is a desirable village nearby, offering additional amenities, including a Waitrose and various other essential shops.

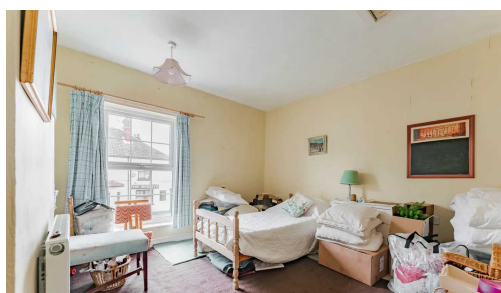
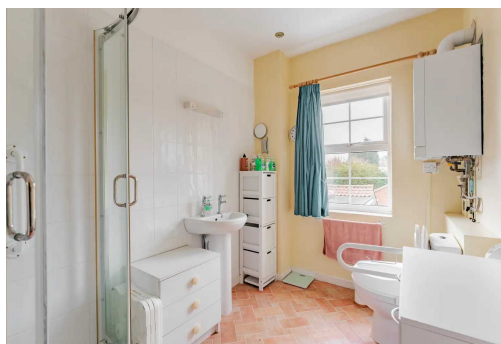


#### AGENTS NOTE

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

Please note the property has a shared pathway.

Council tax band - B.





This charming mid-terraced property offers an exceptional opportunity for first-time buyers to acquire a delightful home in the highly sought-after Golden Triangle area.

Upon entering, you are greeted by two reception rooms offering versatile spaces for entertaining guests or enjoying moments of relaxation. To the rear aspect, you can access the well-equipped kitchen with a door into the conservatory and ground floor cloakroom. The conservatory is filled with natural light, creating a tranquil setting for every-day living.

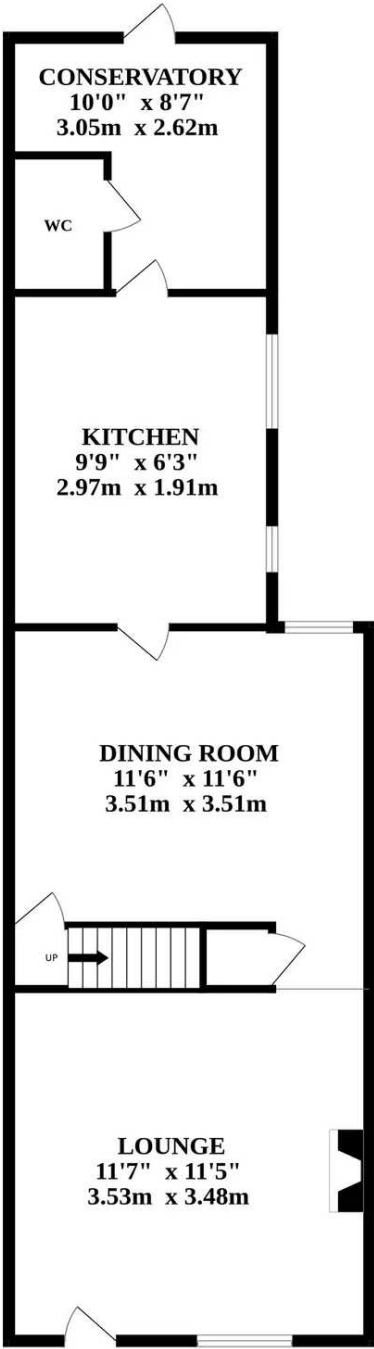
Upstairs, enjoy two double bedrooms with access into the main bathroom providing a three-piece suite.

Outside, a sizeable garden awaits. Filled with a range of shrubs, plum trees, nectarine trees and flowers with endless potential to create a relaxing space to enjoy during the warmer months.

Conveniently located within a short walk to local amenities, residents can easily access shops, cafes, restaurants, and other essential services in the surrounding area on the popular row of shops located on Unthank Road. The property's proximity to the city centre further adds to its appeal, offering quick commutes and easy access to a plethora of attractions, entertainment venues, and cultural hotspots that make city living a dynamic and enriching experience.

Nestled in the heart of the highly desirable Golden Triangle, this property provides a perfect balance of urban convenience and residential tranquillity, allowing residents to enjoy the best of both worlds.





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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