



Cambridge Street  
Norwich, NR2 2BD

**Guide Price £250,000 - £260,000**

claxtonbird  
residential



## Cambridge Street, Norwich, NR2 2BD

\*\*\* Guide Price £250,000 - £260,000 \*\*\* Offered with no onward chain, this charming Victorian two-bedroom terraced house is situated in the heart of Norwich's highly sought-after Golden Triangle, within easy walking distance of the city centre and the excellent selection of independent shops, cafés, restaurants and amenities along Unthank Road. Retaining a wealth of character, the property features two reception rooms, including a cosy sitting room with a feature fireplace and attractive stripped wooden flooring. The fitted kitchen leads through to a ground floor shower room, while the first floor offers two generous double bedrooms, with the principal bedroom benefiting from an ensuite bathroom. Further benefits include gas central heating and double glazing, making this an ideal purchase for first-time buyers, investors or those seeking a character home in a prime city location.

### Entrance Porch

Upvc double glazed entrance door, upvc double glazed windows to front and side aspect and tiled effect floor.

### Sitting Room 12'10" into recess x 11'11" (3.93 into recess x 3.64)

Upvc double glazed sash look window to front aspect, feature cast-iron fireplace with tiled hearth and wooden surround, cornice, stripped wooden floor and radiator.

### Dining Room 10'1" x 12'10" max to recess (3.09 x 3.93 max to recess)

Upvc double glazed window to rear aspect, understairs storage area, stripped wooden floor and radiator.

### Kitchen 7'11" x 6'8" (2.43 x 2.05)

Fitted kitchen comprising wall and base units with work surface over, stainless steel sink drainer with mixer tap, cooker point, plumbing for washing machine, space for fridge, tiled splashbacks, tiled effect floor, wall-mounted central heating boiler, upvc double glazed window to rear aspect and upvc double glazed door leading out to the garden.

### Shower Room 4'10" x 6'7" (1.49 x 2.03)

Three-piece suite comprising corner shower cubicle with inset shower, low-level WC, wash hand basin set in vanity unit with mixer tap, part-tiled walls, tiled floor, chrome towel rail radiator and upvc double glazed window to side aspect.

### First Floor Landing

### Bedroom 12'10" max to recess x 11'11" (3.93 max to recess x 3.65)

Upvc double glazed sash look window to front aspect, feature cast-iron fireplace, overstairs storage cupboard, stripped wooden floor and radiator.

### Bedroom 12'11" max to recess x 10'1" (3.96 max to recess x 3.09)

Upvc double glazed window to rear aspect, overstairs storage cupboard, stripped wooden floor and radiator. Door to:

### En Suite Bathroom 6'7" x 8'0" (2.02 x 2.44)

Three-piece suite comprising bath with shower screen, mixer tap and shower over, low-level WC, pedestal wash hand basin, tiled floor, extractor fan, chrome towel rail radiator and upvc double glazed window to rear aspect.

### Front Garden

Traditional walled garden with shrubs and a pathway leading to the entrance door.

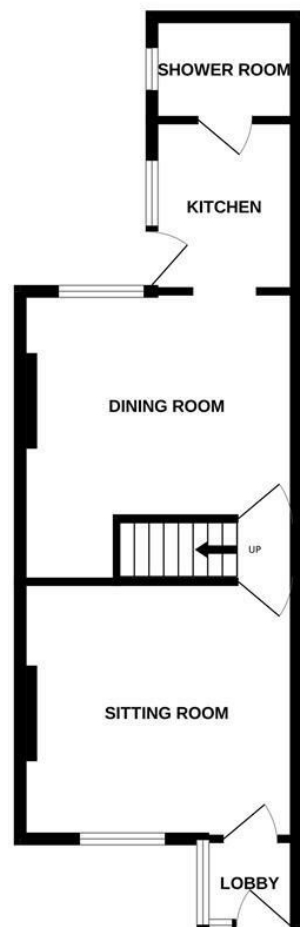
### Rear Garden

Bisected garden enclosed by fencing with storage shed.

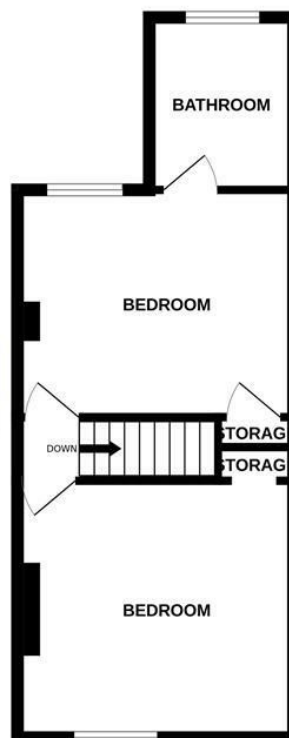
### Agents Note

Council Tax Band B

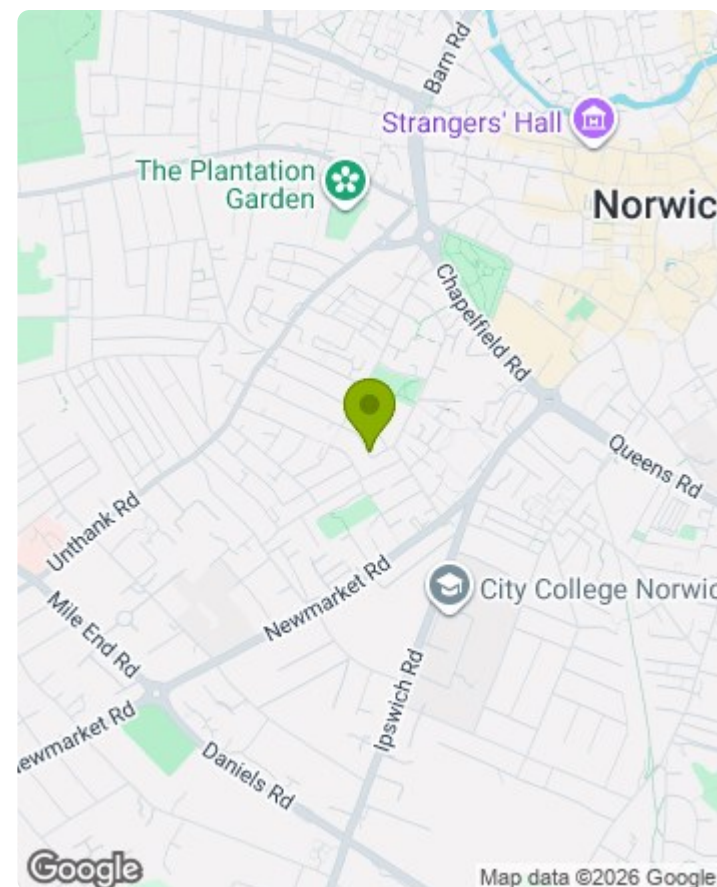




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>87</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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