



32 | Angel Road | Norwich | NR3 3HP

Guide Price £220,000

 **BUTTERFLY**  
SALES, LETTINGS & PROPERTY MANAGEMENT



## The Features

- Guide Price £220,000, £230,000
- Two bedroom Victorian mid terrace home
- Separate lounge and dining room with two storage cupboards
- Modern kitchen with space for a slimline dishwasher and washing machine
- Two generous double bedrooms off landing, each enhanced by feature fireplaces
- Modern family bathroom off the main bedroom, plus a downstairs shower room
- Double glazing and gas central heating throughout
- A bisected, mature rear garden, primarily laid to lawn with a useful shed
- On street permit parking
- The vendors have found a chain free onward purchase

## About the Property

If you've been searching for a well-presented home within walking distance of Norwich City Centre, this charming two bedroom Victorian terrace could be just the one.

Inside, the home offers a separate lounge and dining room, with useful built-in storage, creating a versatile and sociable living space. The modern kitchen is thoughtfully designed, with room for both a slimline dishwasher and washing machine, while a rear lobby provides access to the garden and a downstairs shower room.

Upstairs, you'll find two well proportioned double bedrooms off the landing, along with a modern family bathroom accessed from the main bedroom at the rear. Further benefits include double glazing and gas central heating.

Positioned in the ever popular north city, this home perfectly balances character, convenience and accessibility. With a wide range of amenities nearby and schooling for all ages within easy reach, this is a home that will suit a range of buyers.





## The Outside

Outside, the property is set behind a small front garden, enclosed by a low level brick wall, with a pathway leading to the front door. To the rear, you'll find a bisected, mature garden, mainly laid to lawn and benefiting from a useful shed, with shared rear access.

We have been informed by the owners that part of Angel Road is permit holder parking, with other areas remaining unrestricted, including outside the property.

## Location Overview

Angel Road is situated within Norwich's ever popular NR3 district, a vibrant and well-connected part of the city known for its mix of character homes, independent cafés and local amenities. The area offers convenient access to Norwich City Centre, along with excellent public transport links and nearby road connections.

A variety of cafés, coffee spots and eateries can be found close by, adding to the strong community feel the area is known for, while nearby Waterloo Park provides attractive green space, tennis courts and recreational facilities.

The area is well served by schooling for all ages, making it popular with a wide range of buyers, while Norwich Train Station and the historic city centre are both easily accessible.

## Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

## Further Information

### Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

### Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

### GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.

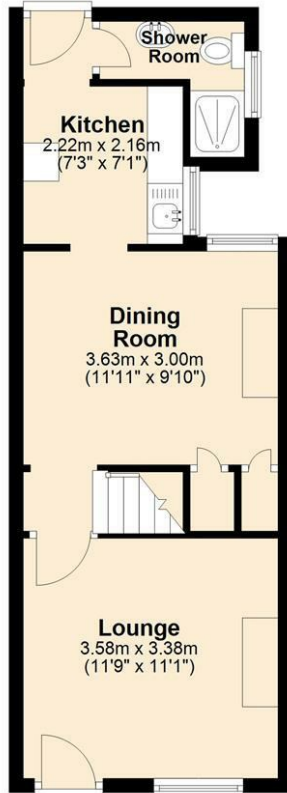
### Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for



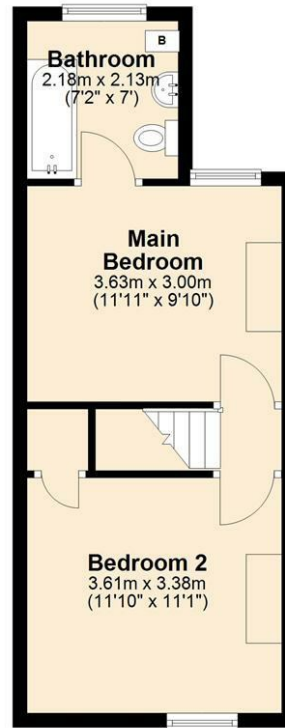
### Ground Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



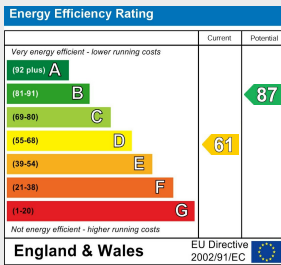
### First Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



Total area: approx. 67.0 sq. metres (721.7 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.



Tenure: Freehold  
Council Tax Band: B  
Local Authority: Norwich

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ  
sales@butterflyhomes.co.uk  
www.butterflyhomes.co.uk  
**01603 870870**



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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN