

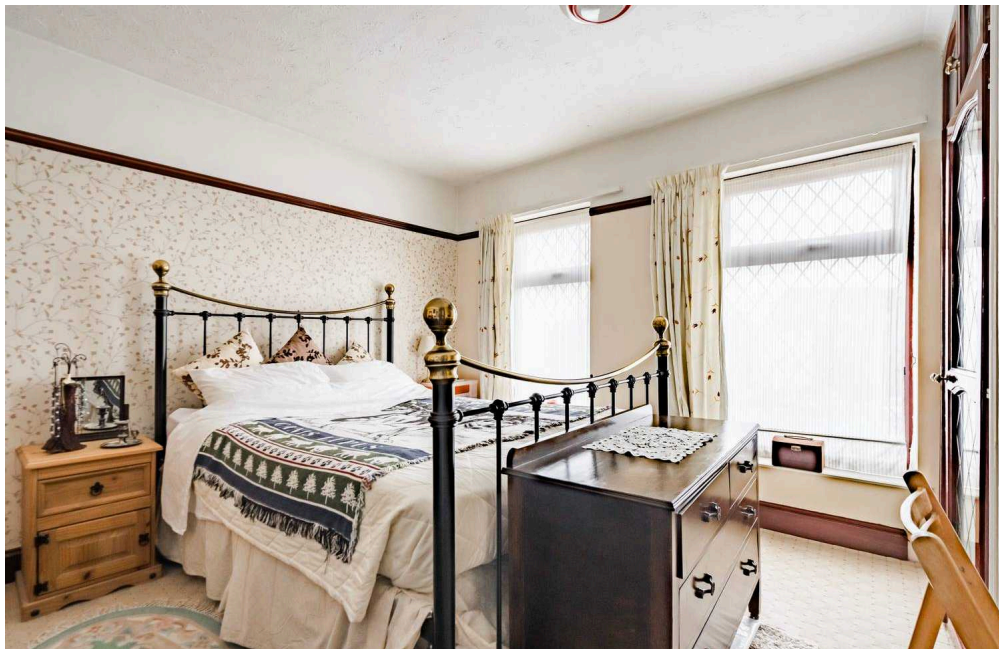
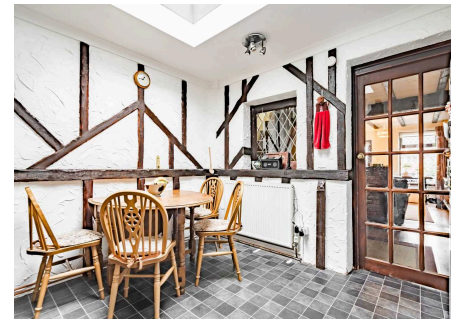
## 12 Alma Terrace, Norwich

£220,000 - £230,000 Freehold

Located in the sought-after part of NR3, this uniquely charming 2-bedroom terraced house is a true gem. Perfect for first-time buyers and those seeking a peaceful retreat within easy reach of the city, this property offers a winning combination of modern convenience and period charm.

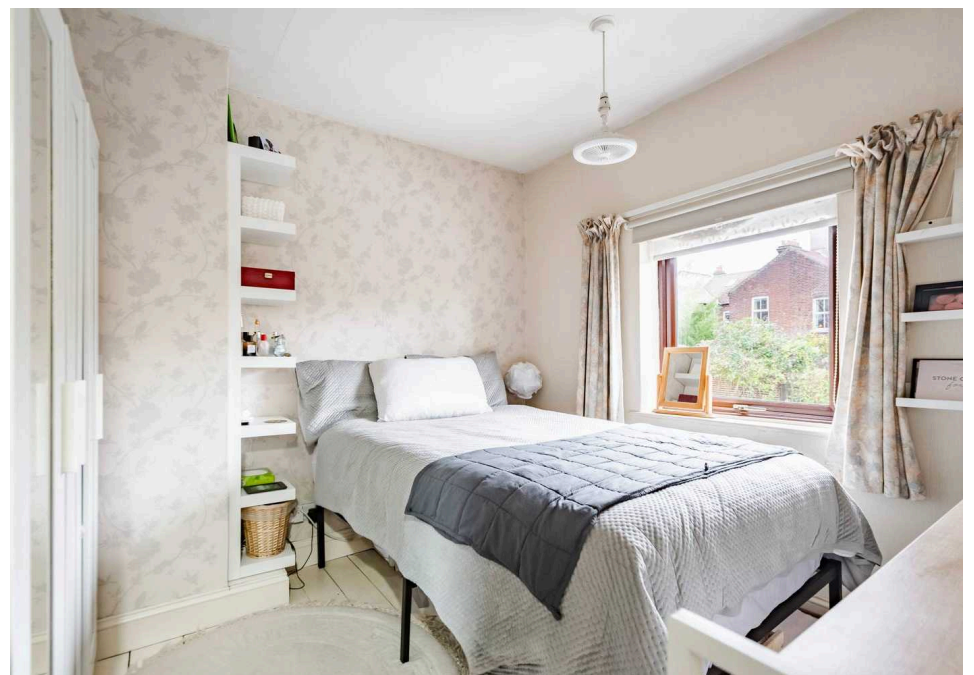
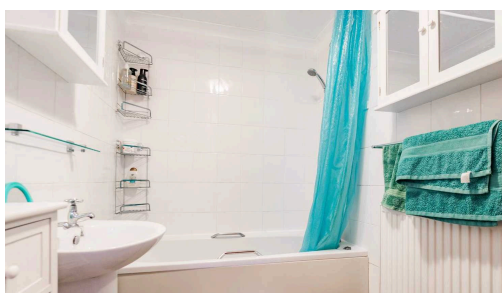
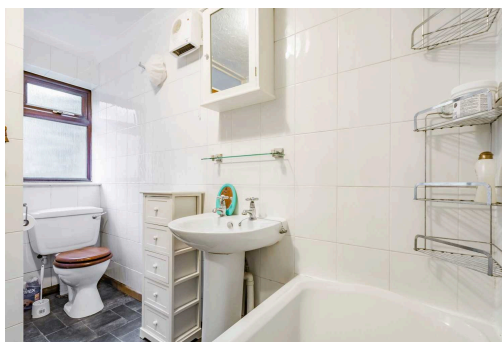
## Location

Alma Terrace offers a blend of urban convenience and community charm. This delightful property is perfectly positioned just a short stroll from Norwich city centre, with its vibrant array of shops, restaurants, and cultural attractions, including the historic Norwich Cathedral and lively market. Residents can enjoy the nearby green spaces of Waterloo Park and Mousehold Heath, ideal for leisurely walks and outdoor activities. The area is well-connected, with excellent public transport links and easy access to the A140 and A47, making it a great choice for commuters. Renowned for its welcoming atmosphere, NR3 is home to a mix of independent cafes, pubs, and a thriving local arts scene, providing a lifestyle that balances city living with a strong sense of community.



## Alma Terrace

As you walk through the front door, you are welcomed into a cosy lounge featuring an original fireplace and beams, creating a warm and inviting atmosphere. The lounge seamlessly flows into the dining room, where a Velux window floods the space with natural light, making it a perfect spot for entertaining guests.



The dining room leads into the extended kitchen, equipped with all the essentials for culinary enthusiasts and providing access to the rear porch and bathroom for added convenience.

Venturing upstairs, you'll discover two spacious bedrooms, offering ample space for relaxation and rest. The property also boasts a boiler room, ensuring efficient heating throughout the colder months.

Situated on a quiet road that is primarily used for access, this home provides a peaceful retreat from the hustle and bustle of city life. Off-road parking adds a layer of convenience for residents, while a short walk will take you to the heart of the city, offering an array of amenities and services at your doorstep.

Outside, a small stone-paved pathway leads up to the entrance of the house, while the fully enclosed, easy-to-maintain garden at the rear provides a private oasis for outdoor enjoyment. A storage shed adds additional convenience for storing tools and equipment.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

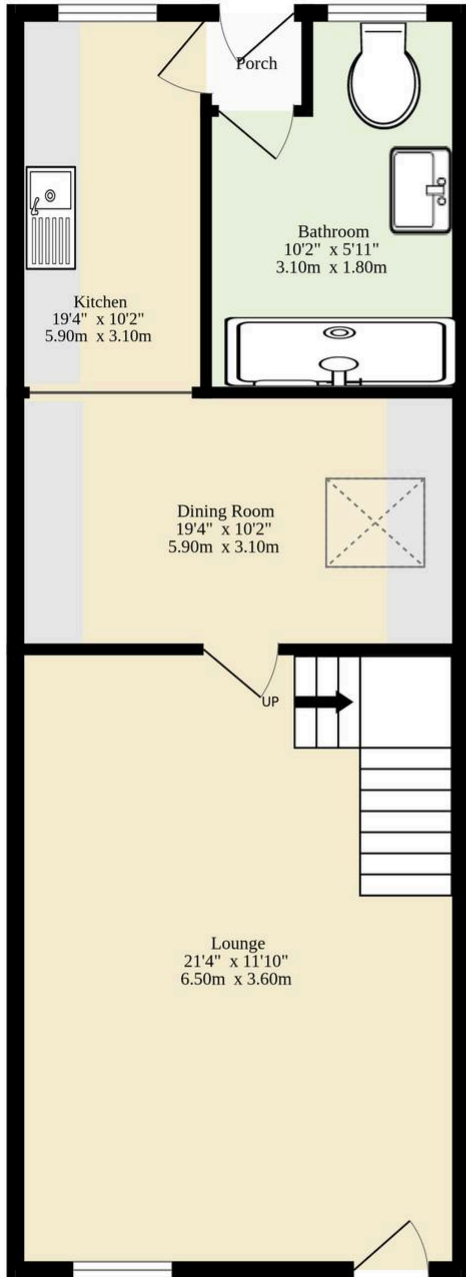
Tenure: Freehold

EPC Energy Efficiency Rating: D

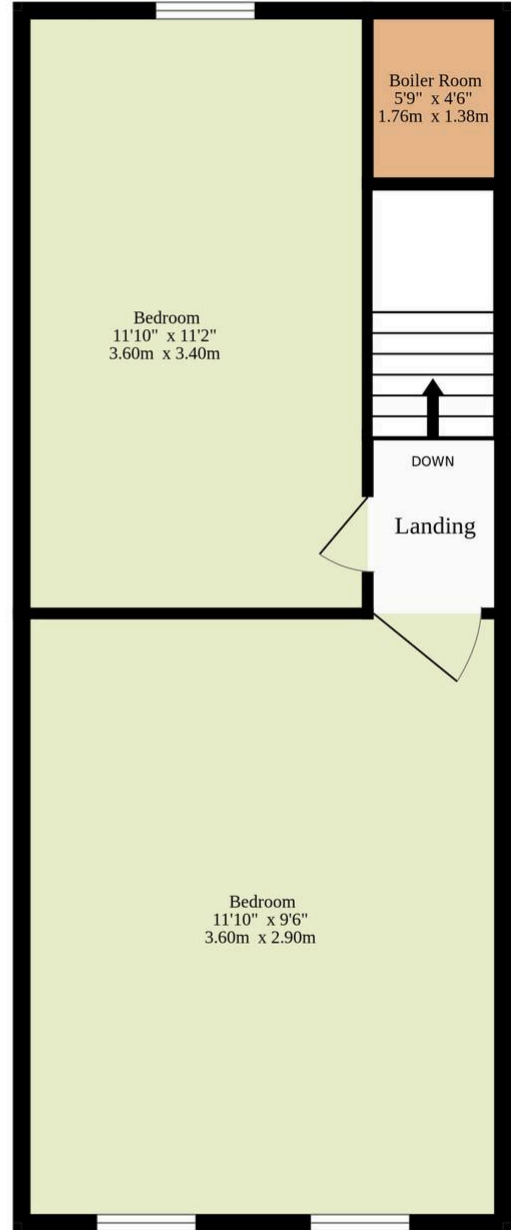
EPC Environmental Impact Rating: C



Ground Floor  
350 sq.ft. (32.5 sq.m.) approx.



1st Floor  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 700sq.ft. (65.0 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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