



**Morley Street
Norwich, NR3 1ND
Guide price £210,000**

claxtonbird
residential

Morley Street, Norwich, NR3 1ND

*** Launch Event Saturday 14th February - Strictly By Appointment Only *** Guide Price £210,000 - £220,000 *** ClaxtonBird are pleased to offer this three-bedroom mid-terrace house, positioned in the desirable NR3 postcode, within easy access to a host of amenities and attractions. Internally, the accommodation features a welcoming entrance porch, sitting room, dining room, well-equipped kitchen, rear lobby and a practical ground floor bathroom. Upstairs, you will find two well-proportioned bedrooms, with one having access to a further versatile room. The non-bisected private rear garden offers a peaceful escape from a busy urban lifestyle. Boasting upvc double glazing and gas central heating throughout, this home provides warmth and energy efficiency all year round. Offered for sale with no onward chain.

Entrance Porch 4'2" x 4'0" (1.29 x 1.22)

Entrance door, upvc double glazed window to side aspect and wood-effect floor.



Sitting Room 11'11" max into recess x 11'6" (3.65 max into recess x 3.52)

Upvc double glazed sash look window to front aspect with fitted shutters, shelving to recess, wood effect floor and radiator.

Inner Lobby

Storage cupboard and shelving.

Dining Room 10'5" x 11'10" max (3.19 x 3.62 max)

Stairs to first floor, shelving to recess, wood effect floor and radiator.

Kitchen 7'2" x 6'6" (2.19 x 1.99)

Fitted kitchen comprising wall and base units with work surface over, one and a half bowl stainless steel sink drainer with mixer tap, cooker point with extractor over, plumbing for dishwasher, tiled splashbacks, tiled floor, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.



Rear Lobby

Plumbing for washing machine, space for fridge-freezer, shelving, and wall-mounted gas central heating boiler.

Bathroom 6'7" x 6'2" (2.02 x 1.88)

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

First Floor Landing

Bedroom 11'10" max into recess x 11'6" (3.61 max into recess x 3.51)

Upvc double glazed sash look window to front aspect with fitted shutters, over-stairs storage cupboard and radiator.



Bedroom 10'8" x 11'10" max (3.26 x 3.61 max)

Upvc double glazed sash look window to rear aspect and radiator. Door to:

Bedroom 10'0" x 6'5" (3.06 x 1.97)

Upvc double glazed window to rear aspect and radiator.

Front Garden

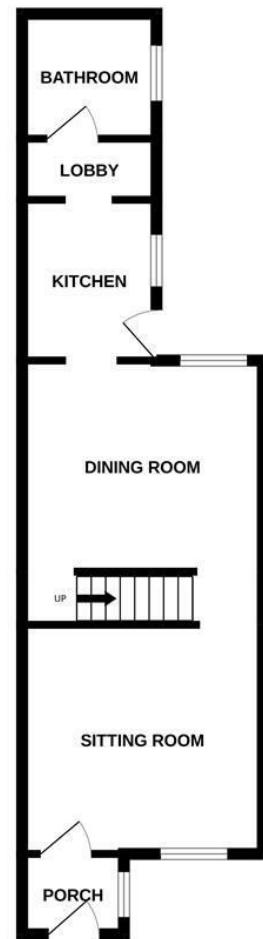
Traditional terrace style garden with pathway leading to the entrance door.

Rear Garden

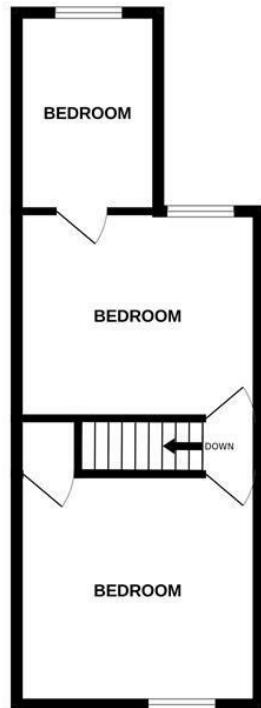
Enclosed non-bisected garden laid to decking with rear access gate.

Agents Note

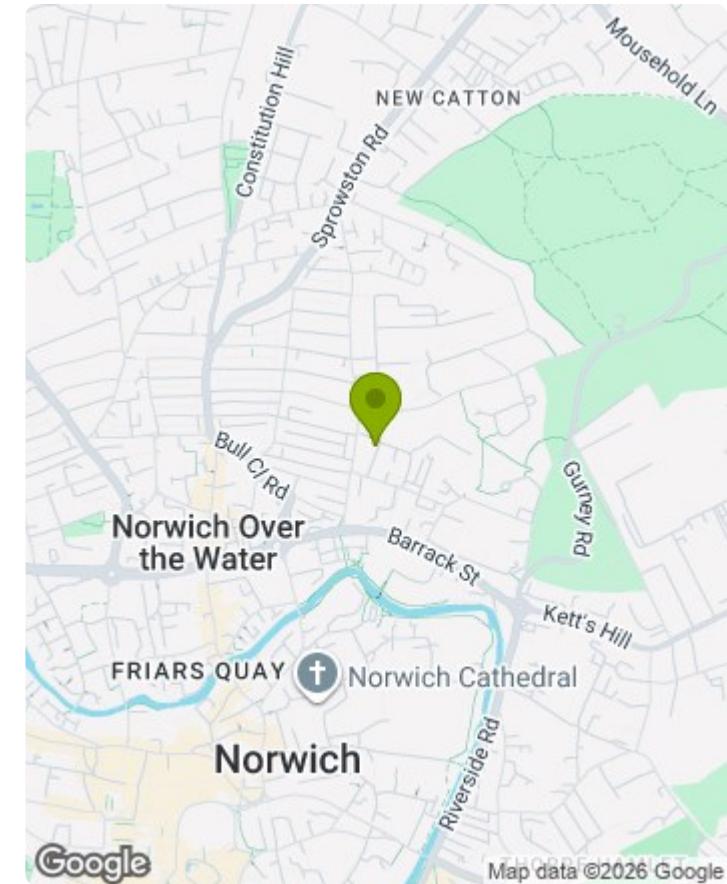
Council Tax Band A



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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)	A		87
(81-91)	B		69
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.
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