



Heath Road
Norwich, NR3 1JW
Guide Price £250,000 - £260,000

claxtonbird
residential

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*** Launch Event Saturday 22nd August - Strictly By Appointment Only *** Guide Price £250,000 - £260,000 *** Welcome to this charming property located on Heath Road in the highly sought-after north city area of Norwich. This delightful end-terrace house boasts two reception rooms, two cosy bedrooms, and a well-appointed bathroom, making it the perfect home for a small family or professionals looking to settle in a vibrant community. Stepping inside, you'll be greeted by a warm and inviting atmosphere, with the property being packed with period features that add character and charm to the space. The two reception rooms offer ample space for entertaining guests or simply relaxing with your loved ones. The two bedrooms provide comfortable retreats at the end of a long day, while the well-maintained bathroom ensures convenience and functionality for the household. Located in the heart of Norwich's north city area, this property benefits from a highly desirable location with easy access to local amenities, schools, and transport links. You'll find yourself surrounded by a friendly community and within reach of everything this vibrant city has to offer.

Entrance Lobby

Stairs to the first floor, doors to Dining Room and:

Sitting Room

Period features including feature open fireplace with tiled surround and hearth, ceiling rose, picture rail and coving to smooth plastered ceiling, sash windows to the front and side, radiator.

Dining Room

Built in under stairs cupboards, sash windows to the front and side, radiator, door to:

Kitchen

Comprising a range of matching base and eye level units with work surfaces over, inset single drainer stainless steel sink unit, space for dual fuel cooker with extractor hood over, sash window to the front, door to the rear garden and door to:

Cloakroom

W.C. and hand wash basin, radiator and window to the rear.

First Floor Landing

Doors to bedrooms one and two.

Bedroom One

Decorative cast iron fireplace, stripped floorboards, storage cupboard with gas central heating boiler, sash windows to the front and side.

Bedroom Two

Decorative cast iron fireplace, fitted wardrobes with sliding doors, sash window to the rear, door to:

En Suite

Suite comprising of bath with shower over, pedestal hand wash basin and W.C. Heated towel rail, cupboard with plumbing for washing machine and space for tumble dryer, sash window to the front.

Outside

The gardens to the front are laid to shingle, enclosed by iron railings with gate and checker board path leading to the entrance door.

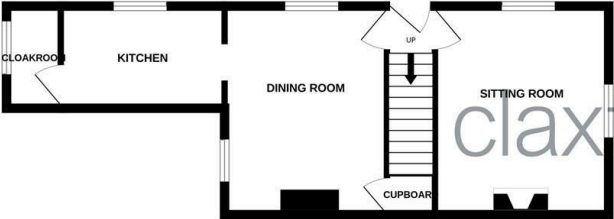
To the rear is an enclosed courtyard garden laid to patio and shingle with raised borders.

Agents Note

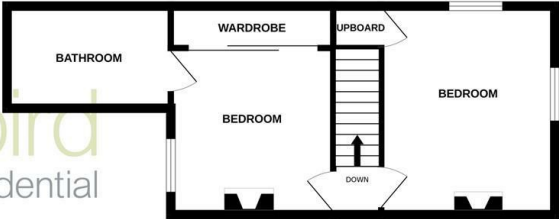
Council Tax Band B



GROUND FLOOR



1ST FLOOR



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		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.

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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