



**Newmarket Street  
Norwich, NR2 2DW**

**Guide Price £120,000 - £140,000**

**claxtonbird**  
residential



## Newmarket Street, Norwich, NR2 2DW

\*\*\* GUIDE PRICE £120,000 - £140,000 \*\*\* FOR SALE VIA AUCTION HOUSE - PLEASE CONTACT THE TEAM FOR FURTHER INFORMATION ON 01603 505100 \*\*\* FOR SALE BY LIVESTREAM AUCTION ON WEDNESDAY 11 FEBRUARY AT 10AM \*\*\* This two-bedroom mid-terrace house, located in the desirable Golden Triangle area of Norwich, requires modernisation. With approximately 56 sq/m of living space, this property has been in the same ownership for over 50 years and will be sold with vacant possession. It features partial double glazing and electric heating, but has been unoccupied for around two years, making it necessary to undertake updates and improvements to unlock its full potential. Ideally positioned less than a mile south-west of the city centre, offering a wide range of local amenities.

### Sitting Room 11'0 x 11'0 (3.35m x 3.35m)

Entrance door, window to front aspect, fireplace, shelving and wall-mounted electric heater.

### Dining Room 11'0 x 8'10 (3.35m x 2.69m)

Window to rear aspect, fireplace, stairs to first floor and under-stairs storage area.

### Kitchen 7'11 x 6'0 (2.41m x 1.83m)

Wall and base units with work surface over, stainless steel sink drainer, pantry cupboard, plumbing for washing machine, window to side aspect and door leading out to the garden.

### Bathroom 6'0 x 6'0 (1.83m x 1.83m)

Suite comprising bath, pedestal wash hand basin, WC, tiled walls, towel rail, wall-mounted electric heater and window to side aspect.

### First Floor Landing

Doors to both bedrooms.

### Bedroom 11'0 x 11'0 (3.35m x 3.35m)

Window to front aspect, storage alcove and wall-mounted electric heater.

### Bedroom 8'10 x 7'6 (2.69m x 2.29m)

Window to rear aspect, over stairs storage cupboard and wall-mounted electric heater.

### Rear Garden

Side access gate to passageway.

### Agents Note

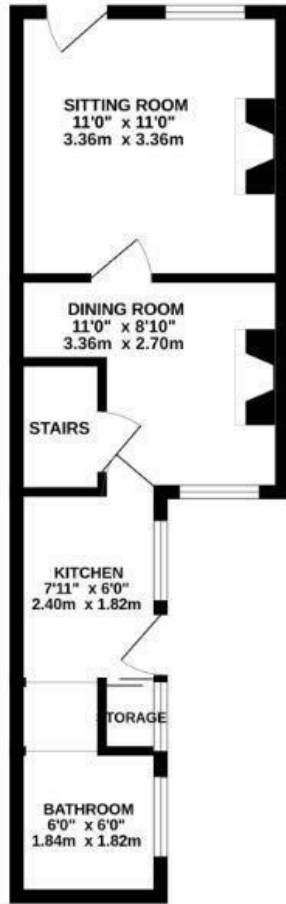
Council Tax Band B

FOR SALE BY LIVESTREAM AUCTION ON WEDNESDAY 11 FEBRUARY AT 10AM. TO REGISTER FOR LEGAL PACKS AND BIDDING INSTRUCTIONS PLEASE VISIT THE AUCTION HOUSE WEBSITE

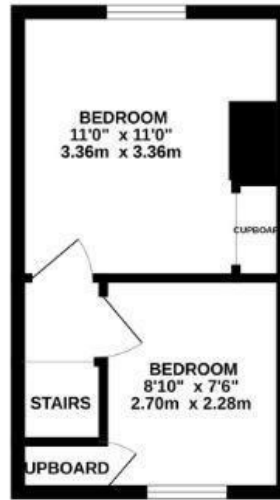
[https://www.rightmove.co.uk/properties/87481476#/?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/87481476#/?channel=RES_BUY)



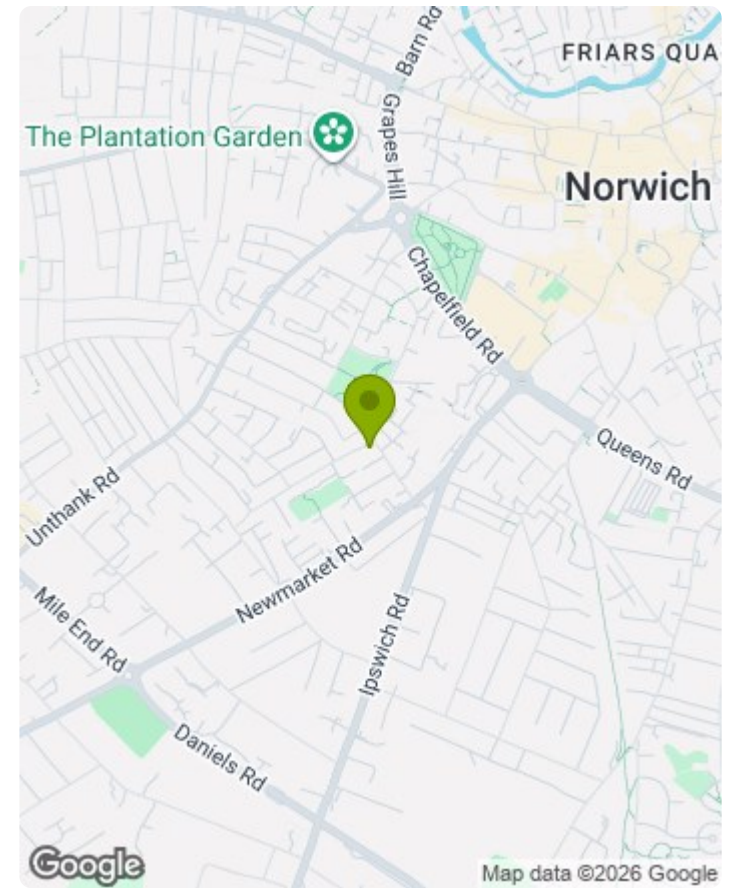
GROUND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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