



Mornington Road
Norwich, NR2 3NB

Guide Price £270,000 - £280,000

claxtonbird
residential

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*** Launch Event Saturday 24th October - Strictly By Appointment Only *** Guide Price £270,000 - £280,000 *** ClaxtonBird are delighted to offer this bay-fronted hall entrance terrace house, situated on a desirable tree-lined street just off Christchurch Road. The accommodation comprises an entrance hall, two reception rooms, a wider-than-average kitchen, and a convenient shower room on the ground floor. Upstairs, you'll find two generous double bedrooms, one of which has access to an en-suite bathroom. The non-bisected rear garden offers a wonderful outdoor space to enjoy during warmer weather. This home provides an excellent opportunity for those seeking a blend of character and convenience in a sought-after location. Offered for sale with no onward chain.

Entrance Hall

Glazed Victorian-style entrance door, stairs to first floor, stripped wooden floor and radiator.

Sitting Room 13'8" max into bay x 9'6" (4.18 max into bay x 2.90)

Upvc double glazed window to front aspect, picture rail, cornice, cast iron fireplace with marble surround, stripped wooden floor and radiator.

Dining Room 13'2" max x 11'3" (4.03 max x 3.44)

Upvc double glazed window to rear aspect, understairs storage cupboard, cast-iron fireplace, picture rail, stripped wooden floor and radiator.

Kitchen 7'10" x 10'10" (2.40 x 3.31)

Fitted kitchen comprising wall and base units with work surface over, sink drainer with mixer tap, built-in oven with hob and extractor over, plumbing for washing machine, space for fridge freezer, tiled splashbacks, spotlights, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.

Shower Room 5'7" x 5'7" (1.71 x 1.71)

Suite comprising corner shower cubicle with inset shower, low-level WC, wash hand basin, fully tiled walls, tiled floor, towel rail radiator and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 13'3" max x 11'2" (4.06 max x 3.42)

Upvc double glazed window to front aspect, cast iron fireplace, picture rail and radiator.

Bedroom 13'3" max x 11'4" (4.06 max x 3.47)

Upvc double glazed window to front aspect, overstairs storage cupboard and radiator. Door to:

En Suite Bathroom

Suite comprising panel bath with shower over, low-level WC, wash hand basin, shaver point, towel rail radiator and double glazed window to rear aspect.

Rear Garden

Fully enclosed non-bisected garden, laid predominantly to patio providing an ideal outdoor seating area, with shrub and flower borders, and access gate to passageway.

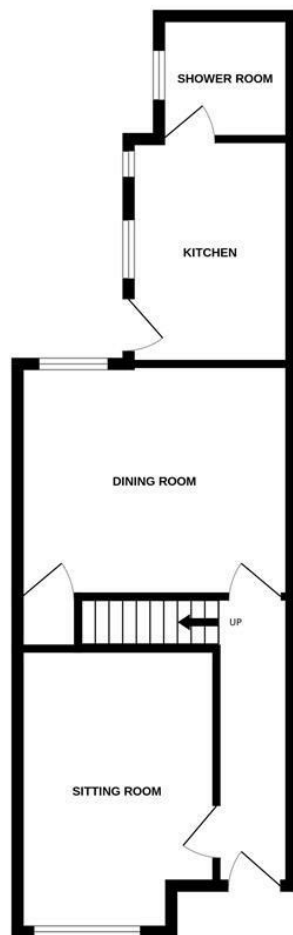
Agents Note

Council Tax Band B

Please note that there is damp in the kitchen, and the vendors are in the process of carrying out the remedial work.



GROUND FLOOR

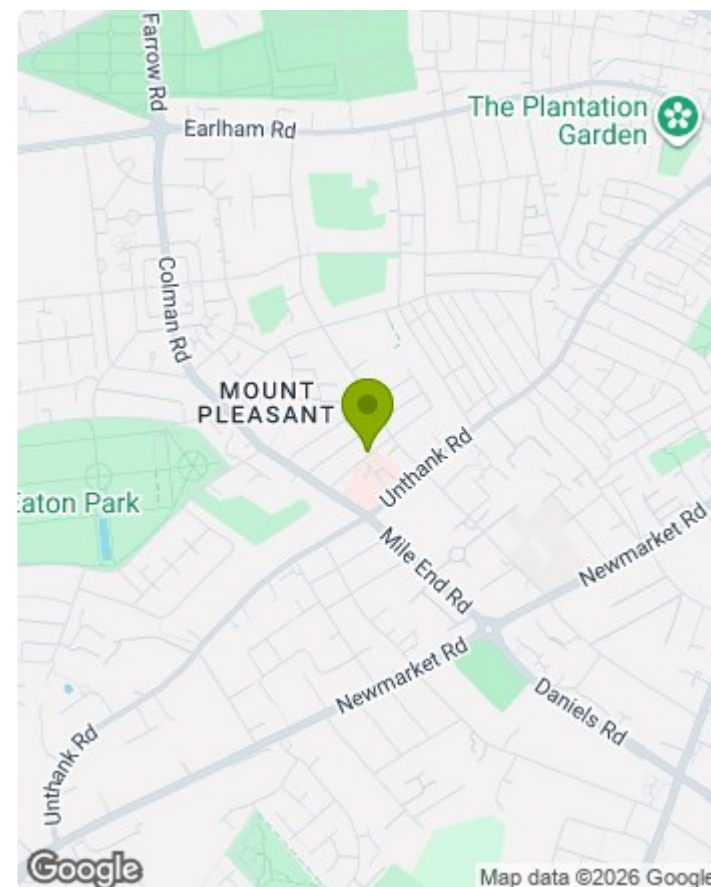


1ST FLOOR



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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		89
(81-91) B		
(69-80) C	71	
(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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