Pelham Road

Norwich, NR3 3NG

Guide Price £280,000 - £290,000

claxtonbird
residential

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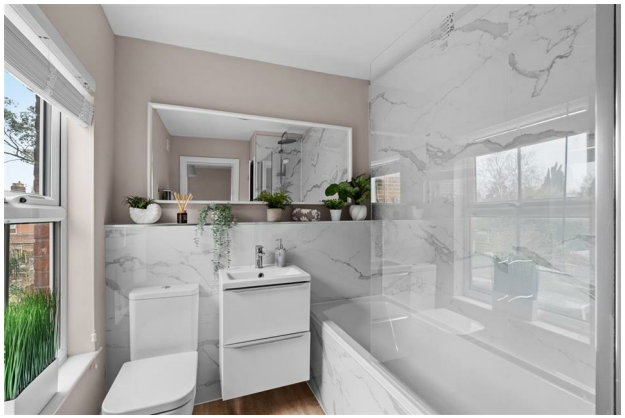
*** Guide Price £280,000 - £290,000 *** ClaxtonBird are delighted to offer this beautifully renovated two-bedroom Victorian terrace situated in a desirable North City location, just off Constitution Hill. The internal accommodation flawlessly combines period charm with modern living, immediately boasting a bright and airy bay-fronted sitting room with an elegant Victorian fireplace. The newly fitted kitchen has been thoughtfully designed, offering modern cabinetry and integrated appliances. Completing the ground floor is the delightful dining room and modern ground-floor shower room, adding practicality to everyday living. Upstairs, there are two double bedrooms, with one including a modern fitted en suite. Outside, the property offers a larger-than-average southerly-facing landscaped rear garden, as well as a useful external office or storage space. Additional improvements include new flooring, re-plastering and general re-decoration. Offered for sale with no onward chain, this wonderful property is an excellent opportunity for those seeking a turnkey home.

Sitting Room 14'0" max into bay x 11'6" max into recess (4.27 max into bay x 3.53 max into recess)
Glazed entrance door, upvc double glazed sash look bay window to front aspect, feature cast iron Victorian fireplace, picture rail, ceiling rose, engineered wooden floor and radiator.

Dining Room 11'7" max x 11'8" (3.54 max x 3.57)
Upvc double glazed French door opening out into the garden, understairs storage cupboard, engineered wooden floor and radiator.

Kitchen 8'0" x 6'1" (2.46 x 1.87)
Newly fitted kitchen comprising modern shaker style wall and base units with wooden work surface over, stainless steel sink drainer with mixer tap, built-in oven with hob and extractor over, built-in washer dryer, built-in fridge, wood effect floor and upvc double glazed window to side aspect.

Shower Room
Newly fitted suite comprising corner shower cubicle with inset shower, low level WC, wash hand basin set in vanity unit with mixer tap, wood effect floor, extractor fan, radiator and upvc double glazed window to side aspect.



First Floor Landing

Bedroom 11'6" max x 11'9" (3.51 max x 3.60)
Upvc double glazed sash look window to front aspect, cast iron Victorian fireplace, picture rail, overstairs storage cupboard and radiator.

Bedroom 11'6" max x 11'8" (3.52 max x 3.58)
Upvc double glazed sash look window to rear aspect, cast iron Victorian fireplace and radiator. Door to:

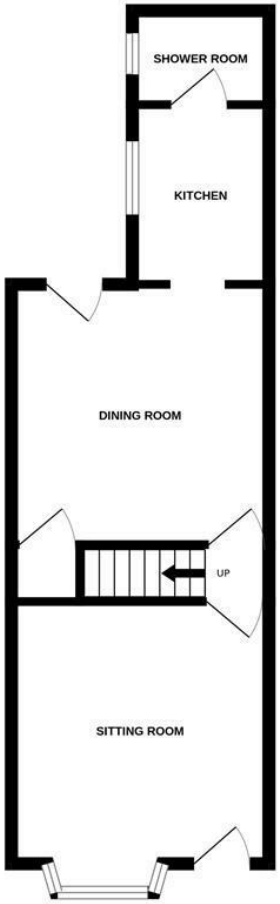
En Suite Bathroom
Newly fitted suite comprising panel bath with shower screen and shower over, wash hand basin set in vanity unit with mixer tap, low level WC, part tiled walls, extractor fan, airing cupboard housing the gas central heating boiler, radiator and upvc double glazed sash look window to side aspect.

Front Garden
Walled garden with Harlequin tiled pathway leading to the entrance door.

Rear Garden
Larger than average southerly facing garden with timber-built outbuilding/studio.

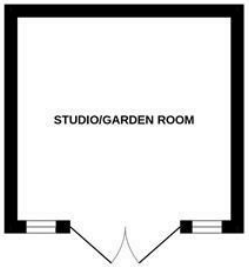
Agents Note
Council Tax Band B

GROUND FLOOR



1ST FLOOR

OUTSIDE



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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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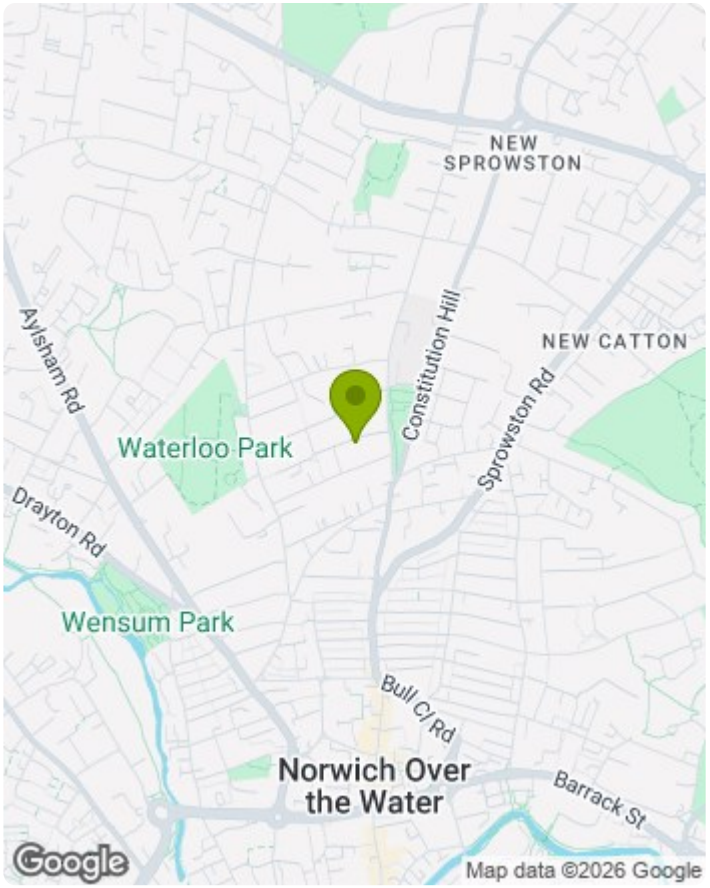

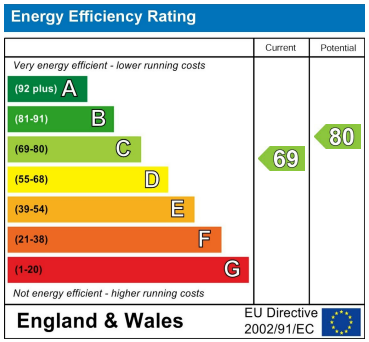

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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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