



Clarke Road
Norwich, NR3 1JL

Guide Price £230,000 - £240,000

claxtonbird
residential

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*** Launch Event Saturday 23rd May - Strictly By Appointment Only *** Guide Price £230,000 - £240,000 *** Nestled in a sought-after North City location, this charming two-bedroom mid-terrace house is just a leisurely walk away from a variety of amenities and the vibrant City Centre. Offered in excellent condition throughout, the property features a welcoming sitting room highlighted by a cosy wood burner, creating a lovely focal point for relaxation. The modern fitted kitchen, conveniently located adjacent to the dining room, comes complete with built-in appliances for all your culinary needs. For additional convenience, there is also a well-appointed ground-floor bathroom. Upstairs, you will find two generously sized double bedrooms, with one featuring an en suite shower room, perfect for a private retreat. Stepping outside, the non-bisected rear garden provides a tranquil outdoor space, ideal for escaping the hustle and bustle of urban living. Offered for sale with no onward chain.

Entrance Porch

Double glazed entrance door, double glazed window to side aspect and wood-effect floor. Internal door to:

Sitting Room 11'7" max x 11'5" (3.55 max x 3.48)

Upvc double glazed sash look window to front aspect, feature woodburner with fire surround, fitted cupboard and shelving to recess, stripped wooden floor and radiator.

Dining Room 11'3" max x 11'4" (3.45 max x 3.47)

Upvc double glazed sash look window to rear aspect, stairs to first floor, picture rail, stripped wooden floor and radiator.

Kitchen 9'10" x 6'3" (3.00 x 1.92)

Modern fitted kitchen comprising wall and base units with solid block wooden work surface over, one and a half bowl sink drainer with mixer tap, built in electric oven with gas hob and extractor hood over, plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler, tiled splashbacks, wood effect floor, upvc double glazed sash window to side aspect and upvc double glazed door leading out in to the garden.

Bathroom 6'11" x 6'3" (2.13 x 1.92)

Three-piece suite comprising panel bath with shower screen and shower over, low-level WC, wash hand basin, fully tiled walls, wood-effect floor, vertical radiator and upvc double glazed window to rear aspect.

First Floor Landing

Bedroom 11'10" max x 11'5" (3.63 max x 3.49)

Upvc double glazed sash look window to front aspect, overstairs storage cupboard, loft access, wooden floor and radiator.

Bedroom 11'8" max x 11'5" (3.57 max x 3.49)

Upvc double glazed sash look window to rear aspect, stripped wooden floor and radiator. Doorway to:

En Suite Shower Room 6'3" x 9'9" (1.92 x 2.98)

Suite comprising double walk-in shower cubicle with inset shower, low-level WC, wash hand basin with mixer tap, part-tiled walls, extractor fan, towel rail radiator and upvc double glazed sash window to rear aspect.

Front Garden

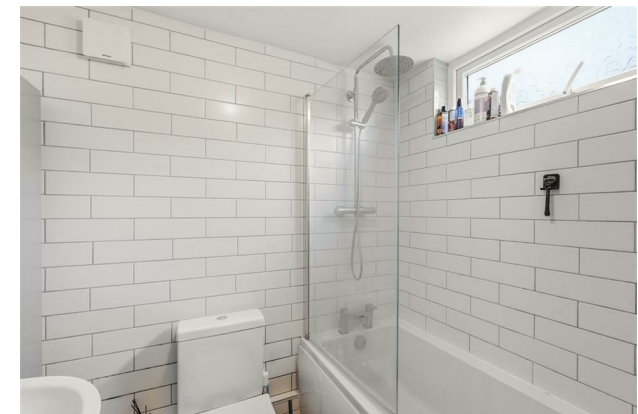
Walled garden with gated pathway leading to the entrance door.

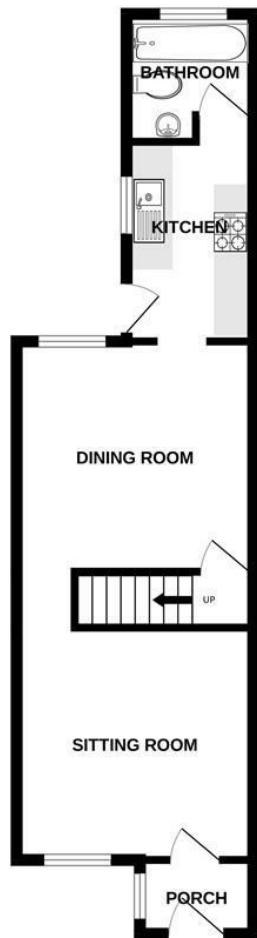
Rear Garden

Non-bisected rear garden laid predominantly to shingle with patio seating area, shrub borders and rear access gate.

Agents Note

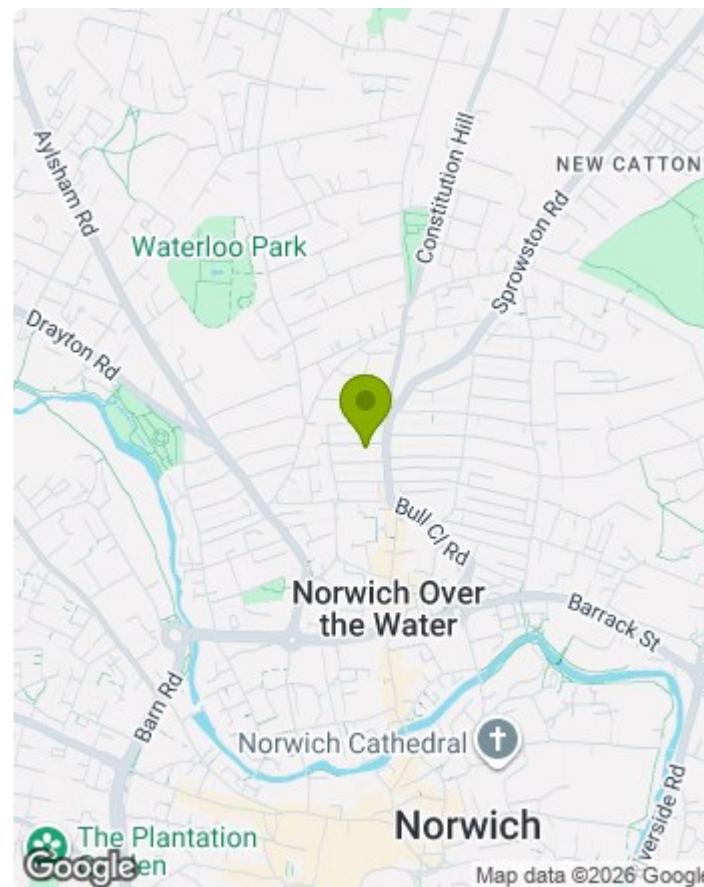
Council Tax Band A





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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			88
(81-91) B			
(69-80) C			
(55-68) D		71	
(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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