



Stafford Street
Norwich, NR2 3BD
Guide Price £220,000

claxtonbird
residential

Stafford Street, Norwich, NR2 3BD

Nestled in the enviable Golden Triangle area of Norwich, this charming mid-terrace house offers a delightful blend of comfort and convenience. The property boasts well-presented accommodation, featuring an extended, larger-than-average reception room, kitchen, separate utility room and bathroom to the ground floor. Upstairs, you will find two double bedrooms off landing and a further box bedroom. Additional benefits include gas central heating and double glazing throughout, ensuring energy efficiency all year round. Situated within close proximity to local amenities and the vibrant City Centre of Norwich, this property offers the perfect balance of suburban tranquillity and urban convenience. Offered for sale with no onward chain.

Sitting Room / Dining Room 16'8 x 9'2 (5.08m x 2.79m)

Entrance door, double glazed window to front aspect, wooden floor and two radiators.

Inner Lobby

Stairs to first floor.

Kitchen 10'6 x 10'9 (3.20m x 3.28m)

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink unit, built-in electric oven with gas hob and extractor hood over, understairs storage cupboard and double glazed window to rear aspect. Opening to:

Utility Room 7'11 x 5'0 (2.41m x 1.52m)

Base units with work surfaces over, tiled splash backs, plumbing for washing machine, space for fridge freezer, gas central heating boiler and double glazed window to side aspect.

Bathroom

Suite comprising bath with electric shower over, pedestal wash hand basin, low level WC, fully tiled walls, chrome heated towel rail and double glazed window to side aspect.

First Floor Landing

Bedroom 12'4 x 10'9 max (3.76m x 3.28m max)

Double glazed window to front aspect, wooden floor and radiator.

Bedroom 10'8 x 10'8 (3.25m x 3.25m)

Double glazed window to rear aspect, over stairs storage cupboard and radiator. Door to:

Bedroom 7'9 x 5'0 (2.36m x 1.52m)

Double glazed window to side aspect and radiator.

Front Garden

Traditional terrace style garden enclosed by wall and hedging with pathway leading to the entrance door.

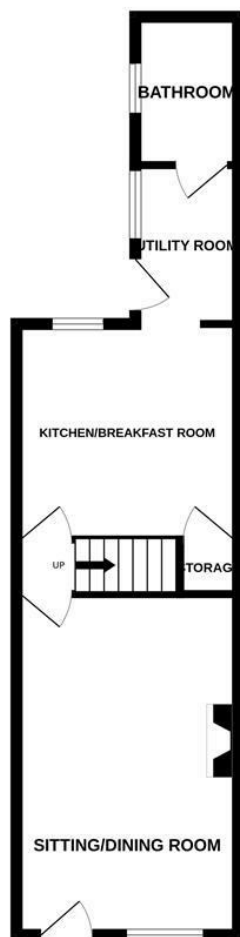
Rear Garden

Bisected garden enclosed by wall and laid predominately to lawn with timber storage shed.

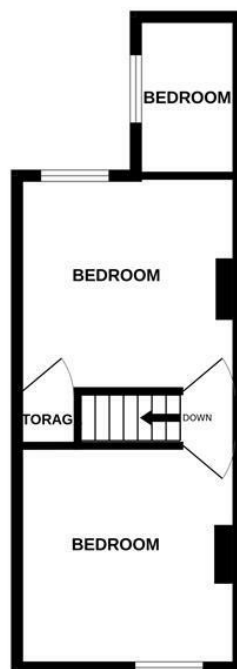
Agents Note

Council Tax Band B

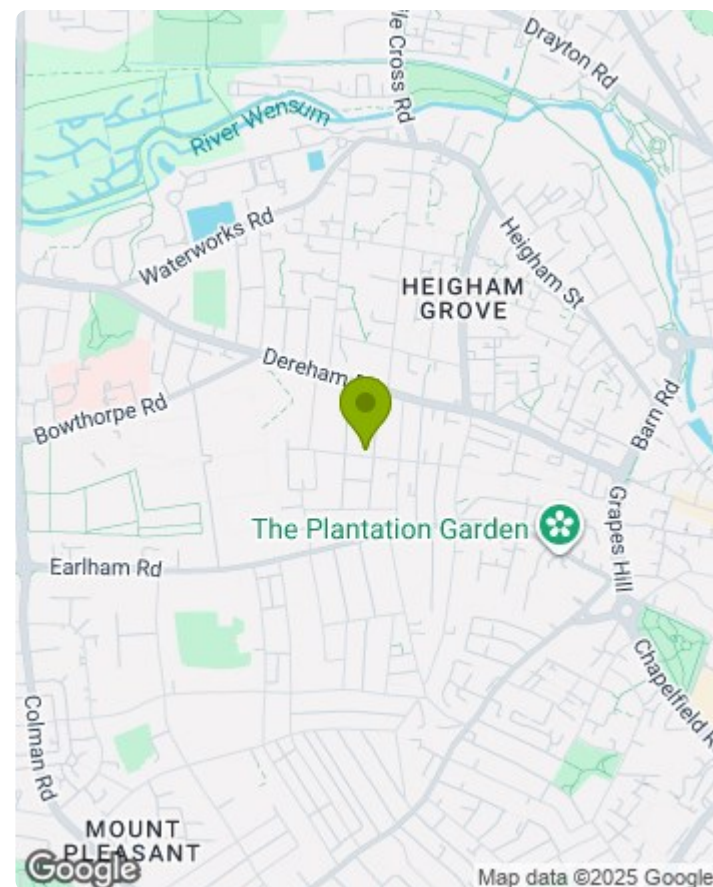




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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