



**The Walnuts**  
**Norwich, NR4 6SR**  
**Asking price £295,000**

**claxtonbird**  
residential



## The Walnuts, Norwich, NR4 6SR

ClaxtonBird are delighted to offer this three-bedroom mid-townhouse located within a private development just off Newmarket Road. The property is conveniently situated within easy reach of various local amenities and transport links to the City Centre of Norwich. While the home could use some updating throughout, this offers a fantastic opportunity for new buyers to add their personal touch. In summary, the accommodation includes an entrance porch, a sitting room, a dining room, a cloakroom, and a kitchen on the ground floor. The first floor features three bedrooms and a bathroom off the landing. Outside, the property is surrounded by well-maintained communal gardens and boasts a private enclosed courtyard garden as well as an en-bloc garage. Additional benefits include gas central heating and double glazing throughout.

### Entrance Porch

Double glazed entrance door, tiled floor and radiator.

### Sitting Room 18'2 x 16'9 max (5.54m x 5.11m max)

Double glazed window to front aspect, stairs to first floor, three radiators, sliding door to kitchen and archway to dining room.

### Dining Room 7'9 x 6'7 (2.36m x 2.01m)

Double glazed window to rear aspect and radiator.

### Kitchen 13'4 x 16'9 (4.06m x 5.11m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset sink unit with mixer tap, built-in double electric oven with inset electric hob and extractor hood over, plumbing for washing machine, wall mounted gas central heating boiler, storage cupboard housing the meters, and double glazed window and door opening out into the garden.

### Cloakroom

WC, wash hand basin and double glazed window to rear aspect.

### First Floor Landing

Built-in airing cupboard, loft access and doors to all first floor rooms.

### Bedroom 10'5 x 9'2 (3.18m x 2.79m)

Double glazed window to front aspect, built-in double wardrobe and radiator.

### Bedroom 9'9 x 8'6 (2.97m x 2.59m)

Double glazed window to rear aspect, built in wardrobe and radiator.

### Bedroom 10'5 x 6'6 (3.18m x 1.98m)

Double glazed window to front aspect, built in wardrobe and radiator.

### Bathroom

Suite comprising bath with telephone style mixer tap and

electric shower over, pedestal wash hand basin, WC, radiator and double glazed window to rear aspect.

### Front Garden

Overlooking well-kept communal gardens with plants and shrubs, and pathway leading to the entrance door.

### Rear Garden

Enclosed courtyard-style garden laid to paving with well stocked borders and gated rear access.

### En Bloc Garage

### Agents Note

Council Tax Band C

The vendor has informed us of the following information:

Lease Length: 999 years (from approx 1962)

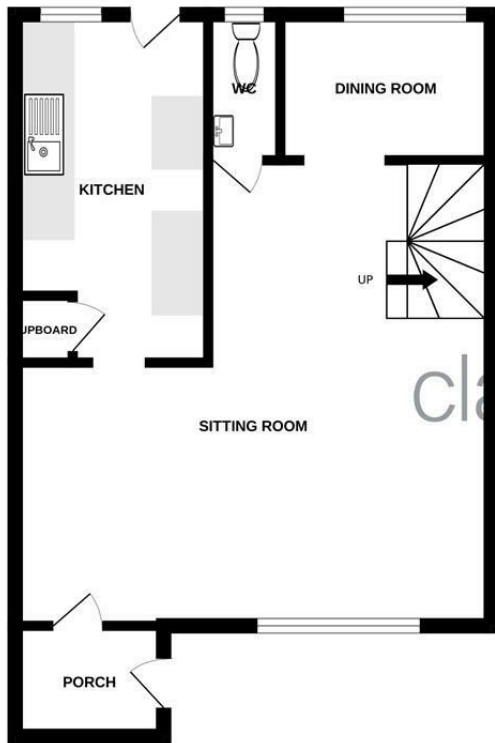
Years Remaining: 936 approx

Annual Service Charge: £330 approx

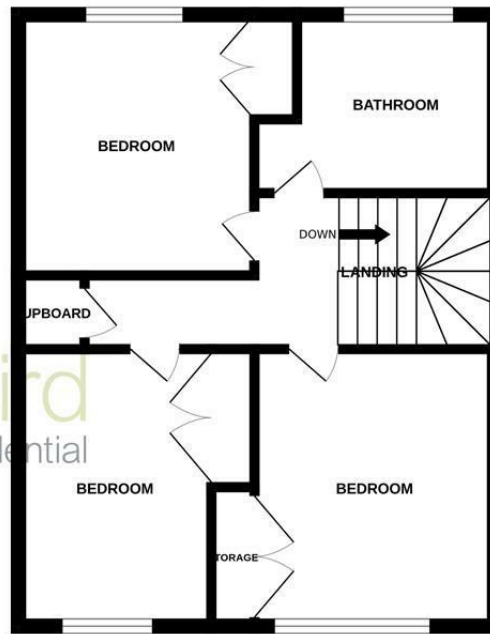
Annual Ground Rent: £5 approx



GROUND FLOOR

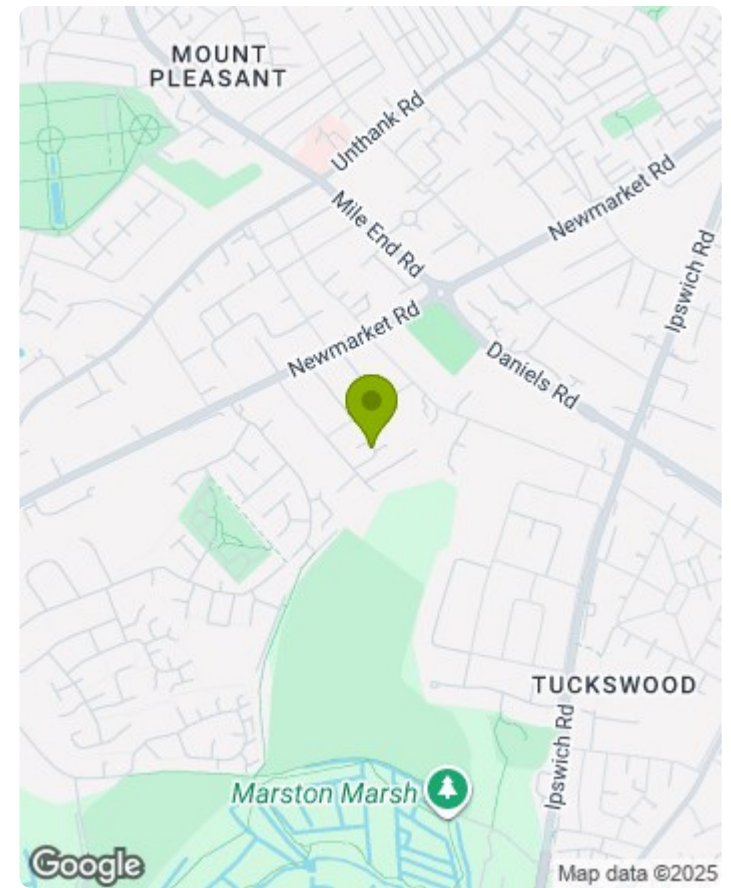


1ST FLOOR



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

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