



Onley Street
Norwich, NR2 2EB

Guide Price £230,000 - £240,000

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residential

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*** Guide Price £230,000 - £240,000 *** ClaxtonBird are pleased to present this charming two-bedroom Victorian terrace house, positioned just off Unthank Road in the highly sought-after Golden Triangle area of Norwich. With no onward chain, this property offers a fantastic opportunity for a seamless transaction. Step inside to find a warm and inviting sitting room, complete with a delightful fireplace that adds character to the space. The kitchen/dining room is perfect for entertaining, and the convenient ground-floor bathroom enhances the overall functionality of the home. Upstairs, you'll discover two spacious double bedrooms, one featuring an en-suite bathroom for added convenience and privacy. Internally, the property boasts upvc double glazing and gas central heating, ensuring comfort and energy efficiency year-round. Early viewing is highly recommended.

Sitting Room 11'7" max x 11'6" (3.54 max x 3.51)

Entrance door, upvc double glazed sash look window to front aspect, feature fireplace with wood surround and hearth, shelving to recess, spotlights and radiator.

Kitchen / Dining Room 11'7" max x 11'1" (3.55 max x 3.40)

Fitted kitchen comprising wall and base units with work surface over, stainless steel sink drainer with mixer tap, stainless steel oven with hob and extractor over, under stairs storage cupboard, tiled splashback, wood effect floor, spotlights, vertical radiator and door way to:

Lobby 3'2" x 6'9" (0.97 x 2.06)

Plumbing for washing machine, wall-mounted central heating boiler and door to rear garden.

Bathroom 5'8" x 6'1" (1.74 x 1.87)

Three-piece suite comprising panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, low-level WC, part-tiled walls, tiled floor, radiator and window to side aspect.



First Floor Landing

Bedroom 11'8" max x 11'5" (3.56 max x 3.48)

Upvc double glazed sash look window to front aspect, feature cast iron fireplace, over-stairs storage cupboard, spotlights and radiator.

Bedroom 11'8" x 11'3" (3.57 x 3.43)

Upvc double glazed sash window to rear aspect, spotlights, radiator and door to en suite.



En Suite Bathroom 9'1" x 6'2" (2.79 x 1.90)

Three-piece suite comprising panel bath with mixer shower over, low-level WC, wash hand basin set in vanity unit with mixer tap, part-tiled walls, tiled floor, towel rail radiator and upvc double glazed window to rear aspect.

Front Garden

Hedging and pathway leading to the entrance door.

Rear Garden

Non-bisected enclosed garden laid to patio with shrub and flower beds.



Agents Note

Council Tax Band B

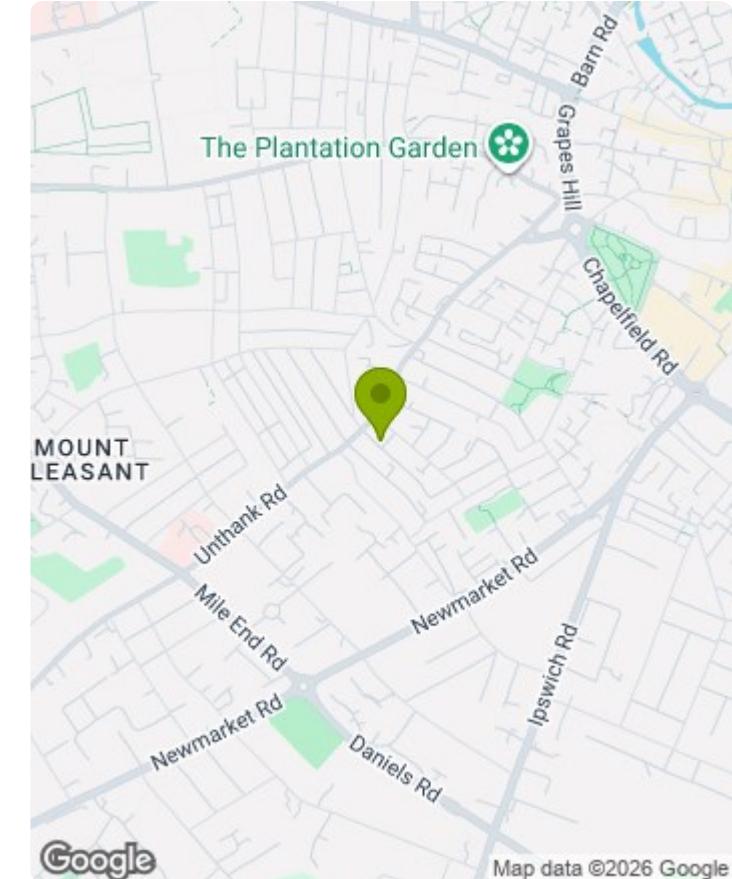
GROUND FLOOR

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	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	
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.
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