



Old Palace Road
Norwich, Norfolk NR2 4JW
Guide price £210,000

claxtonbird
residential

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*** Guide Price £210,000 - £220,000 *** ClaxtonBird is delighted to present this meticulously maintained mid-terrace house, positioned to the West of the city, within walking distance to a wealth of local amenities and the vibrant City Centre of Norwich. Upon entering, you'll be welcomed by a bright and spacious open-plan reception room seamlessly connecting to the kitchen, lobby, and a modern fitted bathroom suite on the ground floor. Upstairs, you will discover two generously sized double bedrooms. What sets this property apart is its unique off-road parking space, adding convenience to everyday living - a rare find within this location. Additional benefits include gas central heating and double glazing throughout. Early viewing is highly recommended.

Sitting Room / Dining Room 20'3 x 8'9 (6.17m x 2.67m)

Bright and spacious reception room with entrance door, double glazed windows to front and rear aspect, stairs to first floor and radiator.

Kitchen 7'2 x 6'6 (2.18m x 1.98m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl sink unit, space for electric cooker, plumbing for washing machine, window to side aspect and door leading out to the garden.

Inner Lobby

Space for fridge freezer.

Bathroom

Modern white suite comprising bath with mixer tap and shower over, pedestal wash hand basin, WC, heated towel rail and double glazed window to side aspect.

First Floor Landing

Bedroom 12'5 x 11'1 (3.78m x 3.38m)

Two double glazed windows to front aspect and radiator.

Bedroom 9'4 max x 12'1 (2.84m max x 3.68m)

Two upvc double glazed windows to rear aspect, over stairs storage cupboard, high level storage cupboard with sliding doors, and radiator.

Front Garden

Set back from the road offering an off-road parking space, with steps and pathway leading to the entrance door.

Rear Garden

Fully enclosed by fencing and laid to patio with outside tap, outside light, outside power socket, timber shed and access gate with lockable iron gate.

Agents Note

Council Tax Band B

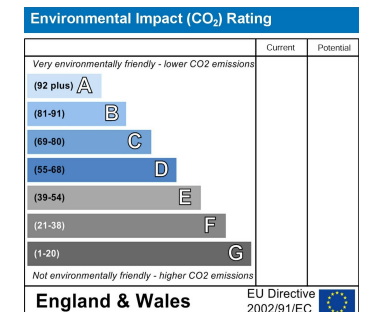
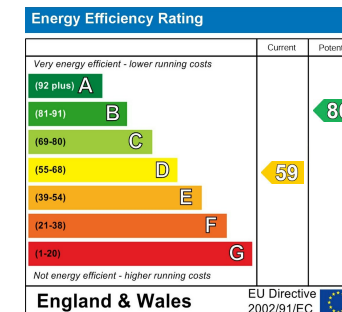
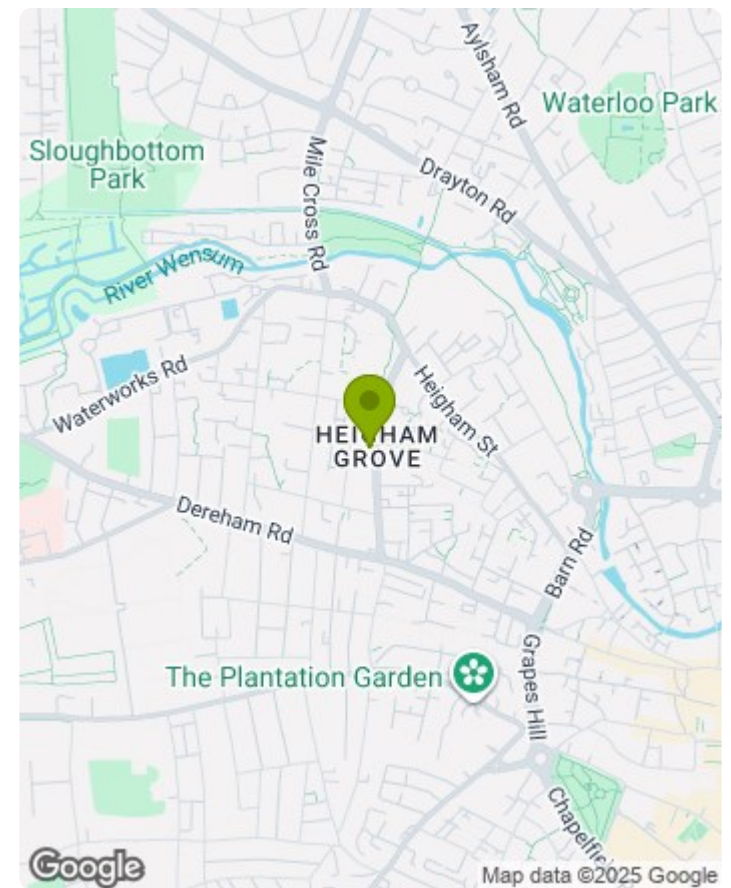




GROUND FLOOR

1ST FLOOR

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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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