



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

**claxtonbird**  
residential

# Old Palace Road, Norwich, Norfolk NR2 4JW

\*\*\* 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.



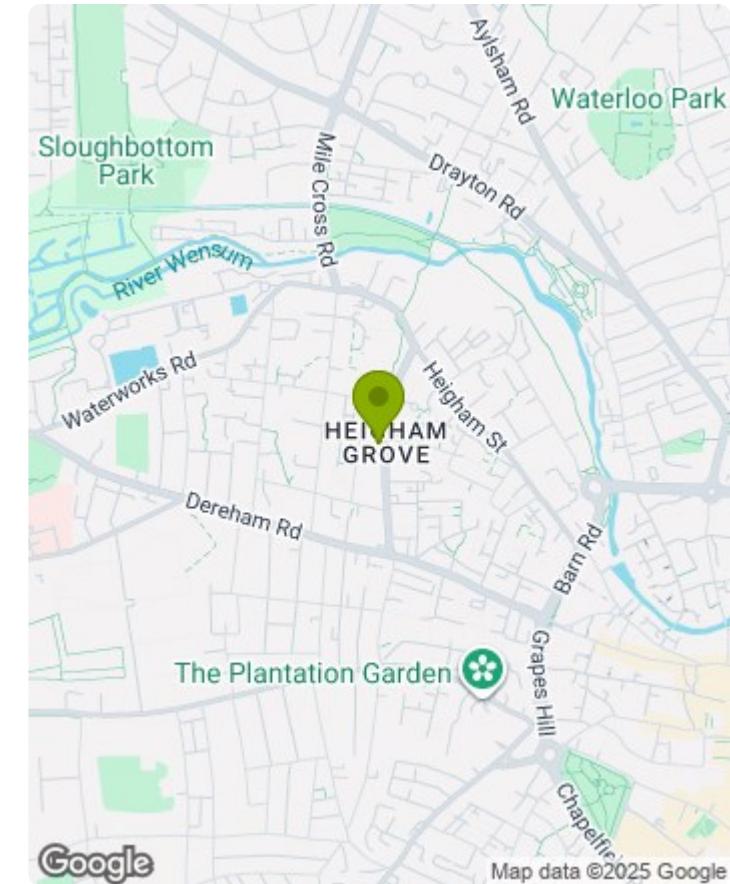
## Agents Note

Council Tax Band B



Whilst every attempt has been made to ensure the accuracy of the floor plan 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	86
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(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		

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