



Aurania Avenue
Norwich, NR1 2RD
Guide Price £400,000 - £425,000

claxtonbird
residential

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*** Guide Price £400,000 - £425,000 *** ClaxtonBird are pleased to offer this semi-detached home, ideally situated to the south of the city, offering easy access to the city centre and a variety of local amenities. The property has been meticulously maintained and is presented in impeccable condition, making it an ideal home to move straight into. Inside, you'll find a bright and airy sitting room, enhanced by a bay window that invites in plenty of natural light. The spacious dining room and modern fitted kitchen are both positioned to the rear of the property, offering delightful views over the generous rear garden. Upstairs, there are three well-proportioned bedrooms along with a contemporary family bathroom. Additional features include upvc double glazed windows, gas central heating, and off-street parking for several cars. This wonderful property presents an excellent opportunity for those seeking a comfortable home in a desirable location.

Entrance Porch

Part glazed door to hallway.

Entrance Hall

Stairs to first floor and radiator.

Sitting Room 11'10 max x 10'9 + bay (3.61m max x 3.28m + bay)

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

Dining Room 13'1 x 10'10 (3.99m x 3.30m)

Double glazed window to rear aspect and radiator.

Kitchen 9'0 x 7'8 (2.74m x 2.34m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, single drainer stainless steel sink unit, built in electric oven with gas hob and extractor hood over, double glazed windows to side and rear aspect.

First Floor Landing

Built in laundry cupboard with plumbing for washing machine, and loft access.

Bedroom 11'0 x 10'9 (3.35m x 3.28m)

Double glazed window to rear aspect, two fitted wardrobes and radiator.

Bedroom 11'10 max x 10'9 (3.61m max x 3.28m)

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

Bedroom 7'8 x 8'10 (2.34m x 2.69m)

Double glazed window to rear aspect and radiator.

Bathroom

White suite comprising bath with mixer tap and shower over, wash hand basin set in vanity unit, WC, heated towel rail and double glazed window to front aspect.

Front Garden

Laid to shingle providing off road parking.

Rear Garden

Enclosed garden laid predominantly to lawn with an outdoor patio seating area, plant and shrub borders, mature hedging and external storage cupboard.

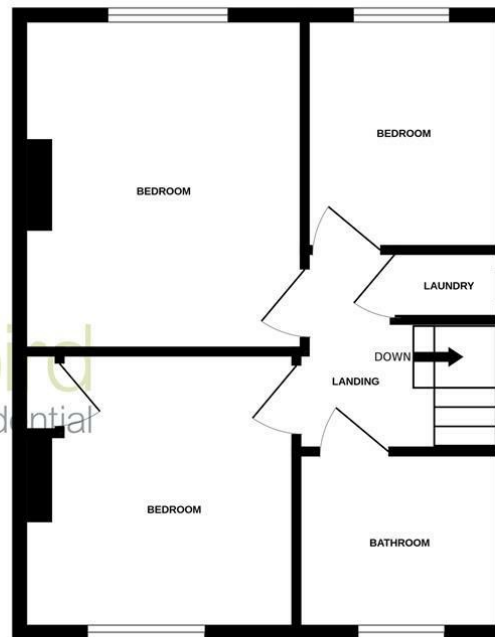
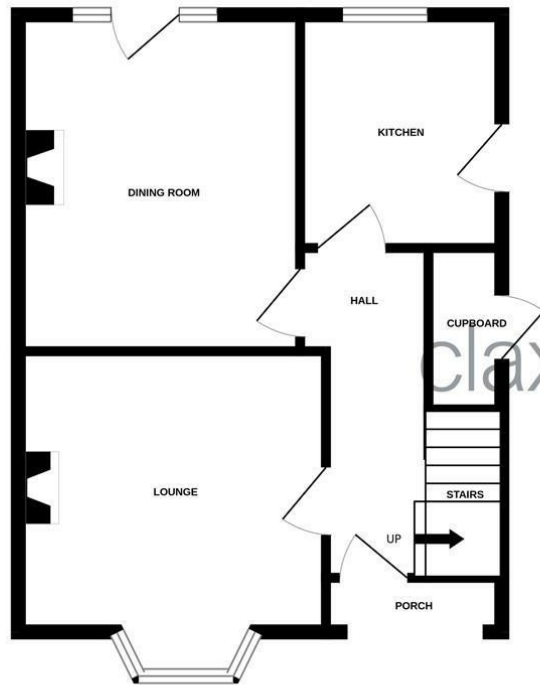
Agents Note

Council Tax Band C

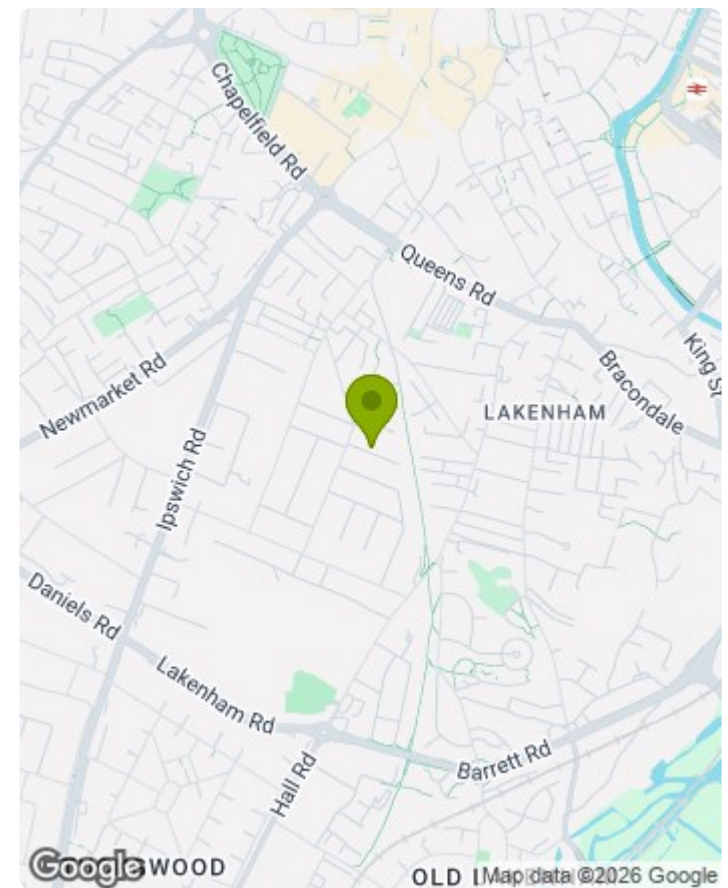


GROUND FLOOR

1ST FLOOR



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		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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- 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.
- 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.
- 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.
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