



Newmarket Street
Norwich, Norfolk NR2 2DP
Offers in the region of £290,000

claxtonbird
residential

Newmarket Street, Norwich, Norfolk NR2 2DP

ClaxtonBird are delighted to offer this two-bedroom Victorian terrace house situated in the popular Golden Triangle area of Norwich, within close proximity to the City Centre and the Unthank Road amenities. The property is in good order throughout, benefiting from a modern fitted kitchen with built-in appliances, a ground floor bathroom, and a newly added modern en suite bathroom. Additionally, it features a non-bisected rear garden, UPVC double glazing, and gas central heating throughout. The full accommodation comprises a sitting room, dining room, kitchen, rear lobby, and bathroom on the ground floor, while the first floor includes two bedrooms off the landing and an en-suite. Offered for sale with no onward chain.

Sitting Room 11'10 x 11'1 (3.61m x 3.38m)

Entrance door, double glazed window to front aspect, decorative fireplace and radiator.

Inner Lobby

Stairs to first floor.

Dining Room 11'9 x 9'4 (3.58m x 2.84m)

Double glazed window to rear aspect, understairs storage cupboard and radiator.

Kitchen 7'7 x 6'6 (2.31m 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, built-in oven with hob and extractor over, plumbing for washing machine, wall-mounted gas central heating boiler and upvc double glazed window to side aspect.

Bathroom

Suite comprising bath with shower over, wash hand basin set in vanity unit, WC, part-tiled walls, radiator and double glazed window to rear aspect.

Bedroom 11'4 x 10'9 (3.45m x 3.28m)

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

Bedroom 11'10 x 9'5 (3.61m x 2.87m)

Double glazed window to rear aspect and radiator. Door to:

En Suite

Modern newly fitted suite comprising corner shower cubicle, wash hand basin set in vanity unit, WC, part-tiled walls, radiator and double glazed window to front aspect.

Front Garden

Enclosed garden mainly laid to shingle with pathway leading to the entrance door.

Rear Garden

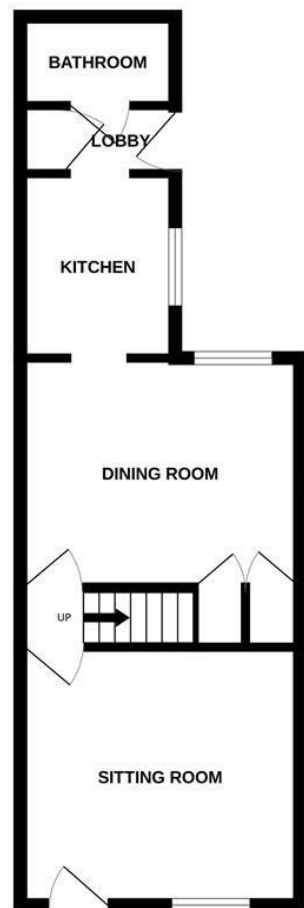
Non-bisected rear garden enclosed by wall and fencing and mainly laid to patio offering an ideal seating area with shingled shrub borders and access gate leading to the front of the property.

Agents Note

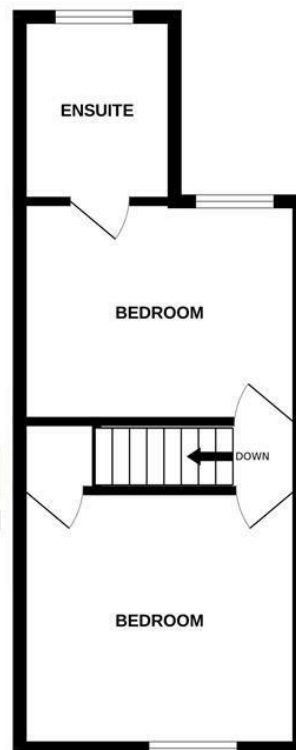
Council Tax Band B



GROUND FLOOR

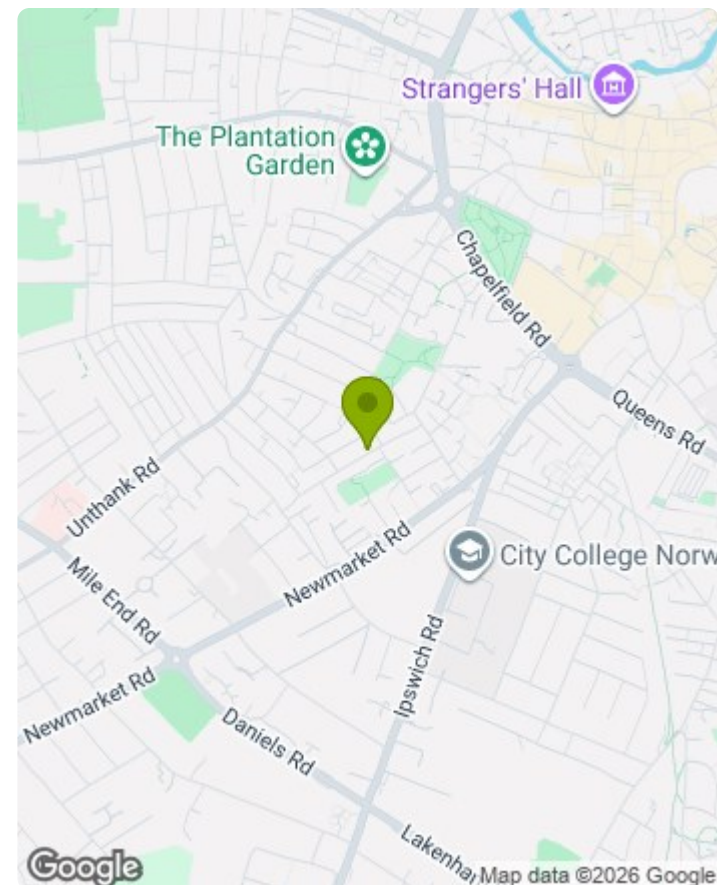


1ST FLOOR



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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		89
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.
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.
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