



**Cambridge Street
Norwich, NR2 2BD**

Guide Price £290,000 - £300,000

claxtonbird
residential

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*** Guide Price £290,000 - £300,000 *** Nestled on Cambridge Street, this delightful three-bedroom hall entrance terrace house is conveniently located at the heart of the Golden Triangle of Norwich, within close proximity to a range of local amenities and the City Centre. The property has been thoughtfully updated by the current owner, offering well-appointed accommodation throughout. Upon entering, you are greeted by a cosy sitting room with bespoke fitted storage to recesses and a dining room with French doors seamlessly connecting the indoors to the non-bisected courtyard garden. Completing the ground floor accommodation is the kitchen and ground floor bathroom, adding additional practicality to the home. On the first floor, there are three bedrooms off landing. The property further benefits from upvc double glazing and gas central heating, ensuring warmth and comfort during the colder months.

Entrance Hall

Upvc double glazed entrance door, stairs to first floor, picture rail, cornice, wood effect floor and radiator.

Sitting Room 11'10" max to recess x 11'8" (3.61 max to recess x 3.58)

Upvc double glazed sash look window to front aspect, bespoke fitted cupboards and shelving to recess, picture rail, cornice and radiator.

Dining Room 15'4" max x 9'6" (4.68 max x 2.91)

Upvc double glazed French doors leading out to the garden, bespoke fitted cupboards and shelving to recess, under stairs storage cupboard, picture rail, cornice, wood effect floor and radiator. Opening to:

Kitchen 10'6" x 7'6" (3.22 x 2.29)

Fitted kitchen comprising wall and base units with wood effect work surface over, stainless steel sink drainer with mixer tap, space for gas cooker with canopy extractor over, space for fridge freezer, plumbing for washing machine and dishwasher, tiled splashback, wood effect floor and upvc double glazed window to side aspect. Opening to:

Lobby

Cupboard housing the gas central heating boiler and shelving, wood effect floor and upvc double glazed door to side.

Bathroom 5'7" x 7'6" (1.71 x 2.29)

Modern three piece suite comprising panel bath with mixer tap, shower screen and separate mixer shower over, wash hand basin set in vanity unit with mixer tap, low level WC, wood effect floor, extractor fan, spotlights, Victorian style radiator and upvc double glazed window to side aspect.

First Floor Landing

Upvc double glazed window to rear aspect, loft access, cornice and doors to all first floor rooms.

Bedroom 12'0" x 12'1" max in to recess (3.67 x 3.69 max in to recess)

Upvc double glazed sash look window to front aspect, fitted cupboard with shelving and radiator.

Bedroom 8'5" x 6'0" (2.57 x 1.83)

Upvc double glazed window to front aspect, cornice and radiator.

Bedroom 12'2" max in to recess x 9'8" (3.73 max in to recess x 2.97)

Upvc double glazed sash look window to rear aspect, cornice and radiator.

Front Garden

Walled garden with shingled inset and pathway leading to the entrance door.

Rear Garden

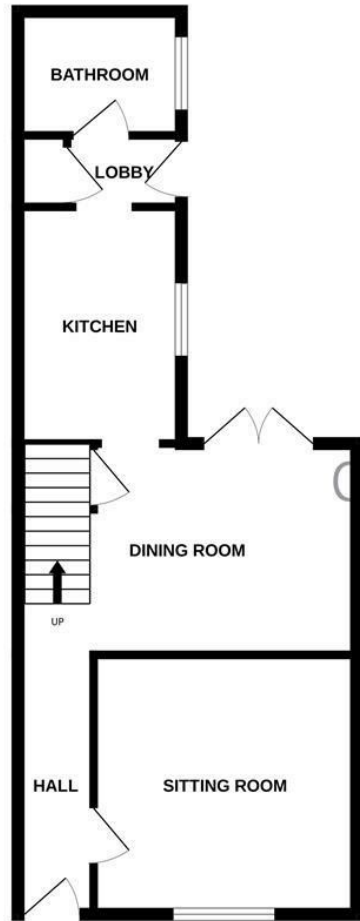
Enclosed by wall and laid to hardstanding providing ample space for outside table and chairs with raised shrub border and side access to passageway.

Agents Note

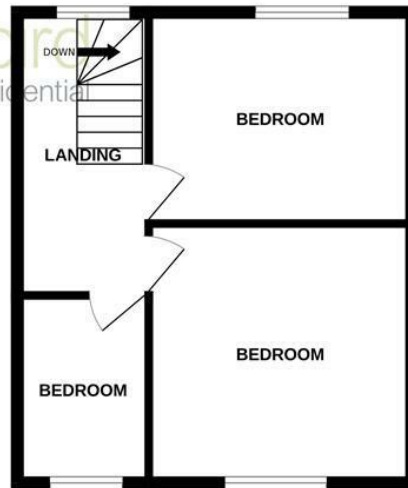
Council Tax Band B

EPC Rating D

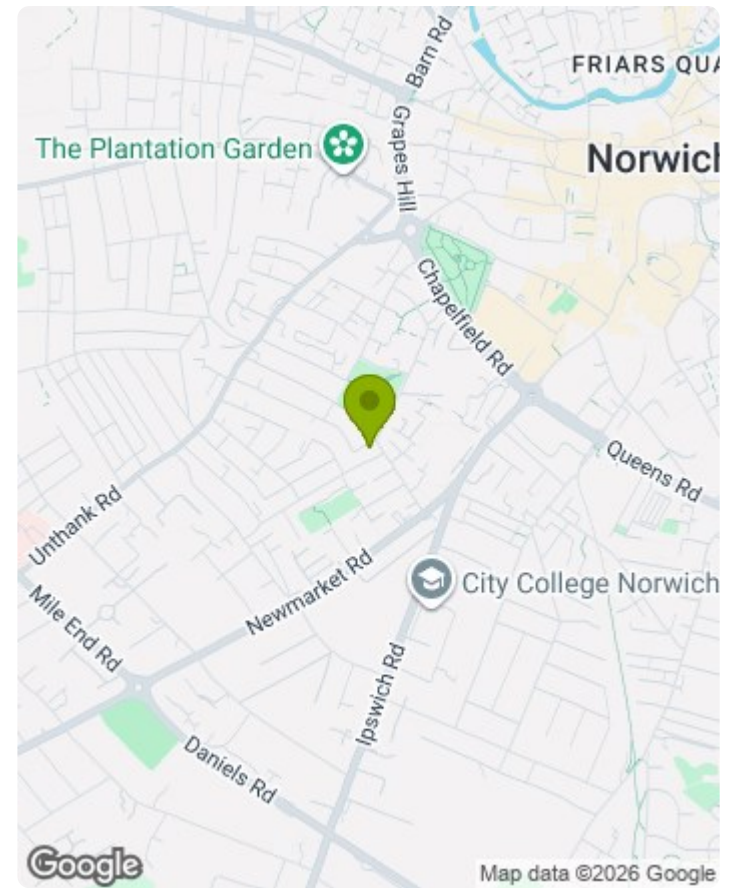




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		76
(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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- 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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