



Townsend Road
Norwich, NR4 6RG
Guide price £425,000

claxtonbird
residential

Townsend Road, Norwich, NR4 6RG

*** Guide Price £425,000 - £450,000 *** ClaxtonBird are delighted to offer this three bedroom detached house situated in the sought after Eaton Rise area to the South of Norwich. The property is offered with no onward chain and offers three ground floor reception room, kitchen and shower room whilst the first floor has three bedrooms and bathroom off landing. The property has a large enclosed rear garden and driveway and garage. The property is situated close within walking distance of Marston Marsh Nature Reserve and has easy local transport links into the City Centre. The property would benefit from some updating.

Entrance Hall

Upvc entrance door, stairs to first floor, under stairs storage cupboard, parquet floor and radiator.

Sitting Room 13'11" x 11'8" (4.25 x 3.56)

Upvc double glazed window to front aspect, remotely controlled gas fire and radiator.

Dining Room 11'7" x 11'5" (3.55 x 3.48)

Upvc double glazed bi-folding doors to snug and radiator.

Snug 9'10" x 9'8" (3.02 x 2.95)

Upvc double glazed patio doors to rear garden, storage cupboards and radiator.

Kitchen 10'0" x 8'1" (3.06 x 2.48)

Wall and base units with worktops over, stainless steel sink drainer with mixer tap, tiled splash back, space for washing machine and fridge freezer, fitted hob and oven, pantry, upvc double glazed window over looking rear garden and door to side lobby.

Side Lobby

External door to side, door to shower room and radiator.

Shower Room

Shower cubicle with inset shower, low level W.C, wash hand basin, extractor fan, part tiled walls, towel rail radiator and upvc double glazed window to rear aspect.

First Floor Landing

Stairs from entrance hall, upvc double glazed window to side aspect, loft access, airing cupboard and radiator.

Bedroom 13'11" x 11'8" (4.26 x 3.57)

Upvc double glazed window to front and side aspect and radiator.

Bedroom 11'7" x 8'2" (3.54 x 2.5)

Upvc double glazed window to rear aspect, storage cupboard and radiator.

Bedroom 8'5" x 6'7" plus recess (2.59m x 2.01 plus recess)

Upvc double glazed window to side aspect and radiator.

Bathroom 5'5" x 6'2" (1.67 x 1.89)

Upvc double glazed window to rear aspect, panel bath with mixer tap and shower over, wash hand basin, low level W.C, part tiled wall and radiator.

Front Garden

Driveway parking, walled garden laid to lawn and pathway to entrance door. Access to garage and gated access at side to rear.

Rear Garden

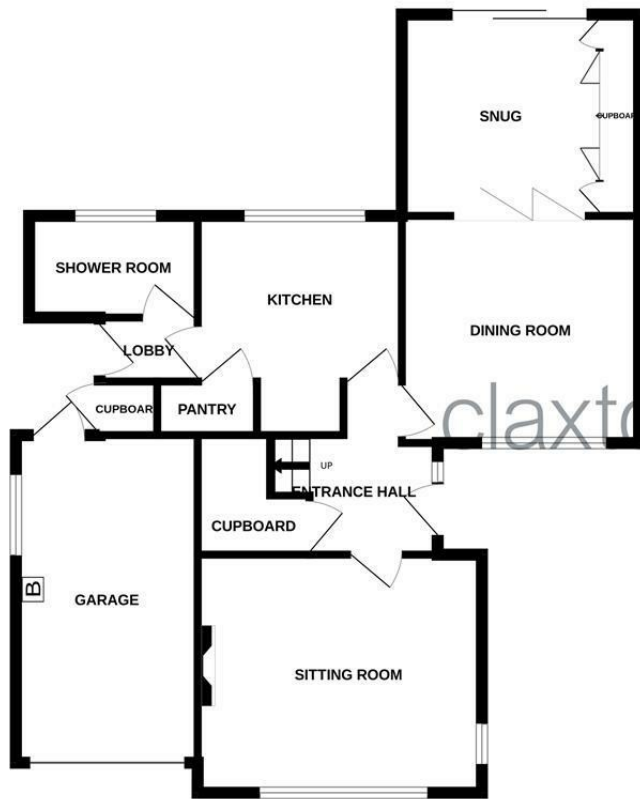
Well proportioned garden mainly laid to lawn to lawn, mature flower, shrub and tree borders, enclosed by fencing and patio area with space from table and chairs.

Garage

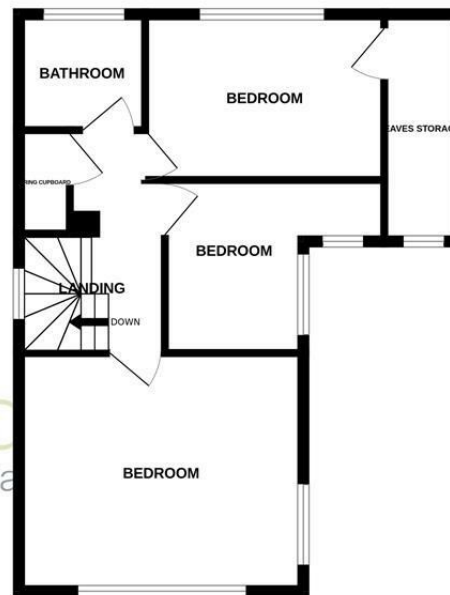
Up and over door to front, personal door to side, power and light.



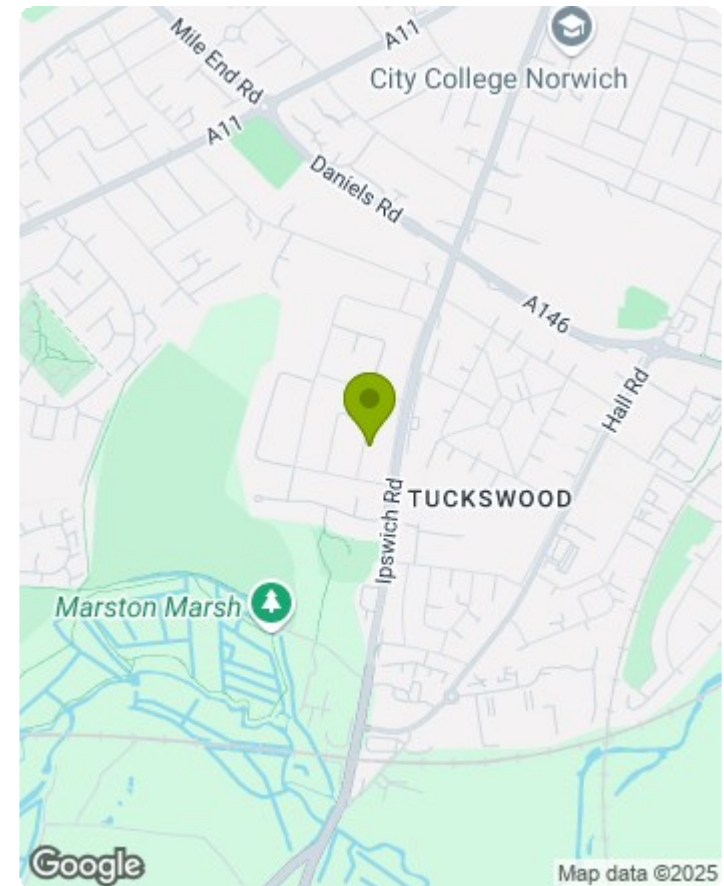
GROUND FLOOR



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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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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