



Ten Bell Lane
Norwich, Norfolk NR2 1HE
Guide Price £375,000 - £400,000

claxtonbird
residential

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*** Guide Price £375,000 - £400,000 *** ClaxtonBird are delighted to offer for sale this well presented mid terrace townhouse situated just off the vibrant St Benedict's Street. The property is offered for sale with no onward chain and benefits from driveway and single garage with electric door, enclosed rear garden, gas central heating (boiler installed 2021 & new radiators) and upvc double glazed windows. The accommodation comprises entrance hall and sun room to the ground floor, sitting room / dining room, fitted kitchen and cloakroom to the first floor, whilst to the second floor are three good sized bedrooms and recently fitted shower room all off landing. Early viewing is highly recommended. The property is positioned in the City Centre of Norwich which offers a wide range of shops, restaurants and bars all within easy walking distance.

Entrance Hall

Glazed composite entrance door, personal door to garage, tiled floor and stairs to first floor.

Sun Room 14'0" x 4'11" (4.27m x 1.52m)

Upvc double glazed windows over looking garden. French door leading to garden, wood effect floor and radiator.

First Floor Landing

Doors to all rooms, storage cupboard, stairs to top floor and radiator.

Sitting Room/Dining Room 15'5" x 14'7" - I shape room (4.72m x 4.45m - I shape room)

Two upvc double glazed windows to rear aspect, wood effect floor and radiator.

Kitchen 12'7" x 6'0" (3.84m x 1.83m)

Fitted kitchen comprising wall and base units with worktop over, sink drainer with mixer tap, space for cooker & washing machine, wall mounted central heating boiler installed in 2021, breakfast bar, tiled splash back, upvc double glazed window to front aspect and radiator.

Cloakroom W.C

Low level W.C, wash hand basin, towel rail radiator, part tiled walls and upvc double glazed window to front aspect.

Top Floor Landing

Loft access and doors to all rooms.

Bedroom 16'5" x 8'7" max (5.01m x 2.64m max)

Upvc double glazed window to front aspect, freestanding wardrobes and radiator.

Bedroom 11'8" x 6'11" (3.56m x 2.11m)

Upvc double glazed window to rear aspect and radiator.

Bedroom 8'3" x 7'6" (2.54m x 2.29m)

Upvc double glazed window to rear aspect and radiator.

Shower Room

Recently fitted comprising large double walk-in shower cubicle with inset shower, wash hand basin in vanity unit, low level W.C, spot lights, shaver point, extractor, fully tiled walls and tiled floor, towel rail radiator and upvc double glazed window to front aspect.

Driveway & Garage

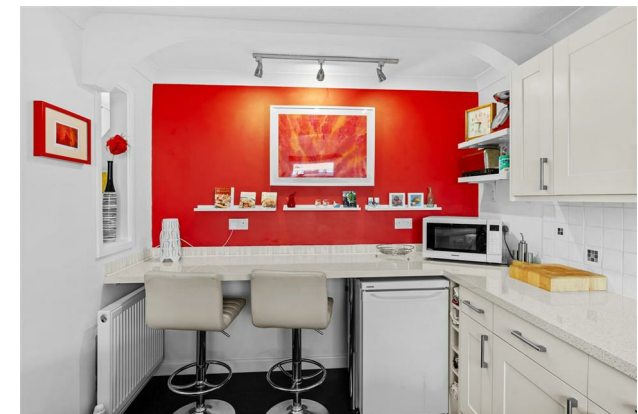
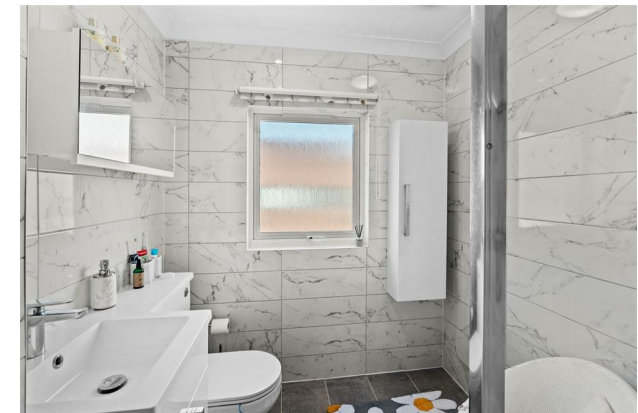
Driveway parking for one/two cars leading to garage which has electric remote operated roller door, power and light and personal door into the entrance hall.

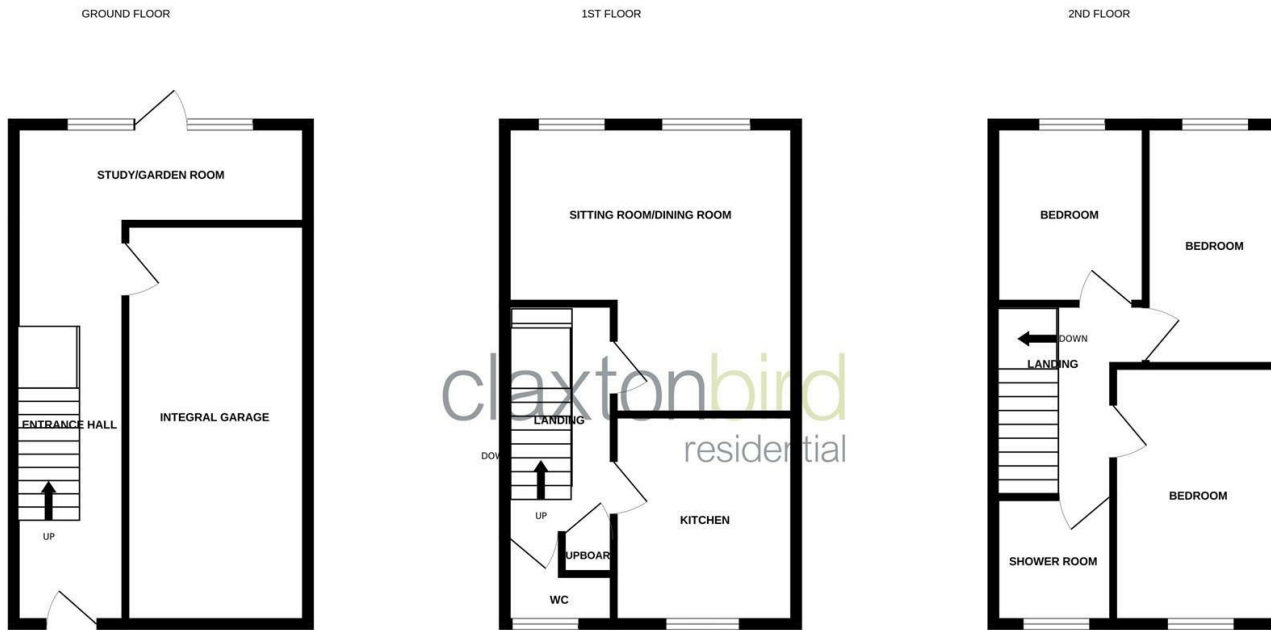
Rear Garden

Enclosed by fencing with rear access gate, mainly laid to shingle, ample space for outdoor table and chairs.

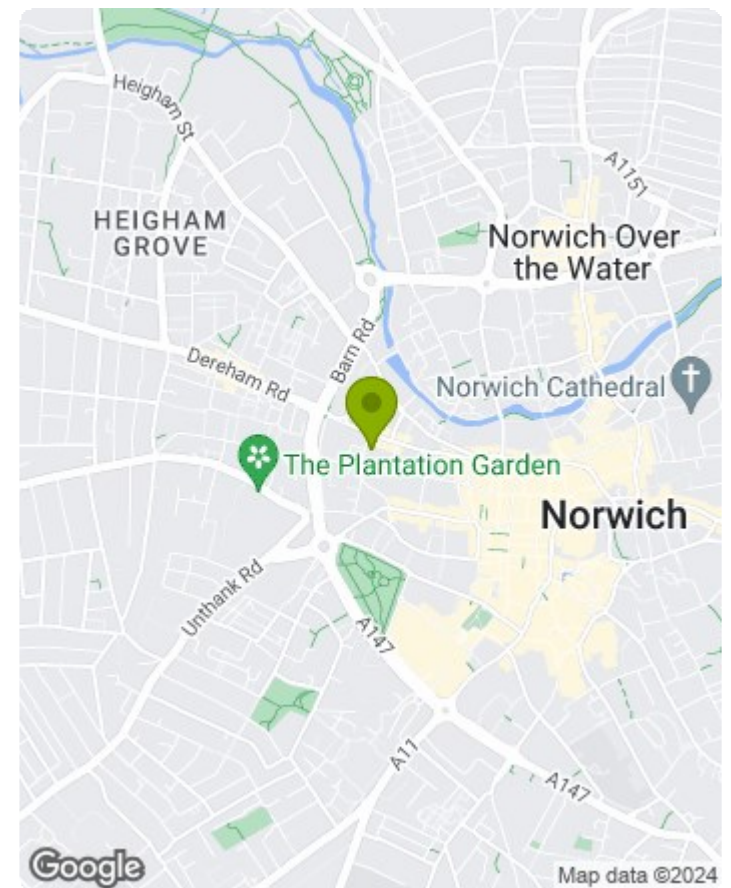
Agents Note

Council Tax Band - C





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			87
(81-91) B			
(69-80) C		71	
(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	

Environmental Impact (CO ₂) 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.
4. 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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