



**Mancroft Walk**  
**Norwich, Norfolk NR2 4QZ**  
**Guide price £270,000 - £280,000**

**claxtonbird**  
residential

## Mancroft Walk, Norwich, Norfolk NR2 4QZ

\*\*\* LAUNCH DAY SATURDAY 30th MARCH - BY APPOINTMENT ONLY \*\*\* Guide Price £270,000 - £280,000 \*\*\* ClaxtonBird are delighted to offer for sale this superbly presented three bedroom terrace house situated in a convenient location to the West of the city, within walking distance to the City Centre and a wide range of local amenities. In brief, the accommodation comprises entrance hall, kitchen, sitting room and dining room to the ground floor, whilst to the first floor there three bedrooms, bathroom and cloakroom off landing. The property benefits from gas central heating, double glazed windows, front and rear gardens and an allocated parking space. The property is being offered for sale with no onward chain and early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

### Entrance Hall

Entrance door, stairs to the first floor, tiled floor, radiator, doors to kitchen and dining room.

### Kitchen 12'10" x 7'0" (3.92m x 2.14)

Fitted with a range of matching base and eye level units with work surfaces over, inset single drainer sink unit, built in electric oven and hob with extractor hood over and plumbing for washing machine and dishwasher, window to the front, radiator, open plan to:

### Dining Room 17'7" x 9'1" (5.38m x 2.79m)

Double glazed window to rear aspect and bi folding doors to sitting room.

### Sitting Room 12'0" x 9'0" (3.68m x 2.76m)

Window to rear aspect, feature sky lantern and French doors to rear garden.

### First Floor Landing

Large built in storage cupboard with hanging rail, built in airing cupboard and access to loft.

### Bedroom One 10'4" x 9'3" (3.16m x 2.84m)

Radiator and double glazed window to the rear.

### Bedroom Two 10'0" x 7'0" (3.07m x 2.15m)

Radiator and double glazed window to the rear.

### Bedroom Three 9'10" x 7'1" (3.00m x 2.18m)

Radiator and double glazed window to the front.

### Bathroom

Suite comprising bath with mixer tap and mains shower over, wash hand basin with vanity unit, radiator and double glazed window to rear.

### W.C.

WC, hand wash basin and double glazed window to the front.

### Outside

Front garden is low maintenance laid to paving and enclosed by new fencing.

To the rear is a fully enclosed garden laid to patio and lawn with timber shed and an allocated parking space.

### Agents Note

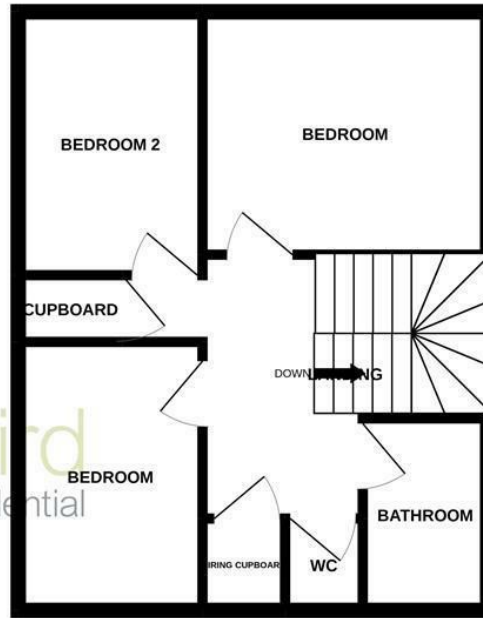
Council Tax Band B



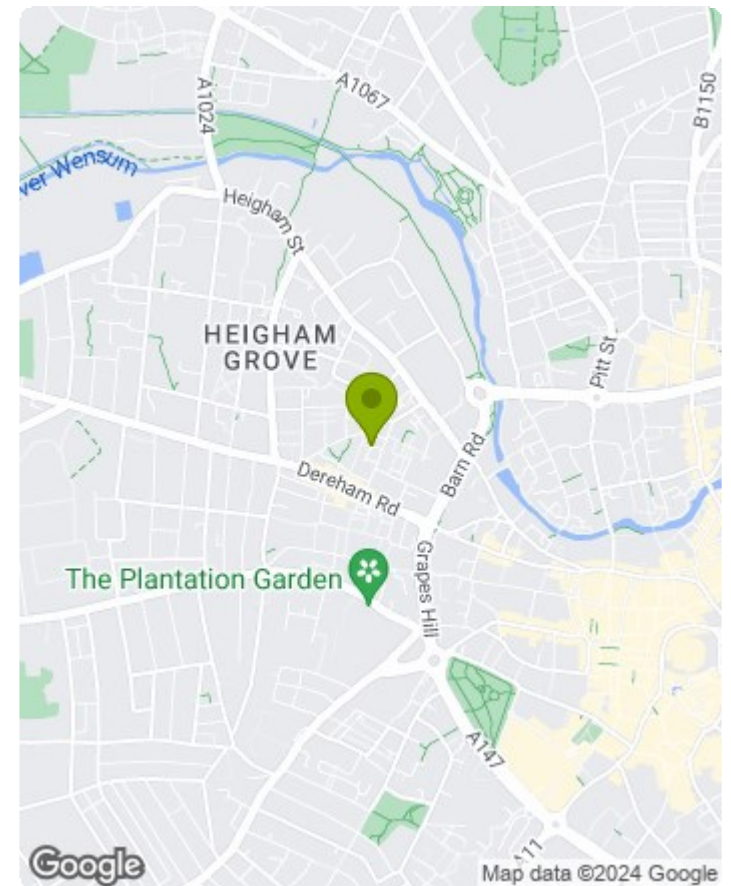
GROUND FLOOR



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			83
(81-91) B			
(69-80) C		69	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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