



**Whitehall Road
Norwich, NR2 3EW**

Guide Price £375,000 - £400,000

claxtonbird
residential

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*** Guide Price £375,000 - £400,000 *** ClaxtonBird are delighted to offer this three double bedroom bay fronted hall entrance terrace situated in the heart of the Golden Triangle. The property is offered with no onward chain, gas central heating and upvc double glazing. The ground floor accommodation comprises the entrance hall, bay fronted sitting room with feature fireplace, dining room, kitchen, utility room, W.C and garden room whilst the first floor has three double bedrooms, one with en-suite shower room and a separate family bathroom. Outside is a non bisected courtyard garden.

Entrance Hall

Glazed entrance hall, picture rail, corbel, stairs to first floor, two under stairs storage cupboard and radiator.

Sitting Room 15'3" max x 11'8" (4.67m max x 3.58m)

Upvc double glazed bay window to front aspect, feature cast iron fireplace, picture rail, cornice, ceiling rose, fitted shelving and radiator.

Dinning Room 11'2" max x 9'11" (3.41m max x 3.03)

Upvc double glazed window to rear aspect, picture rail, cornice, ceiling rose and radiator.

Kitchen 13'3" x 8'5" max (4.05m x 2.59m max)

Two upvc double glazed windows to side aspect, wall and base units with solid wood worktop over, stainless steel sink drainer with mixer tap, tiled splashback, cooker point, space for dishwasher, towel rail radiator and tile effect floor.

Utility Room 7'1" x 6'4" (2.18m x 1.94m)

Space for washing machine and fridge freezer, butler sink with mixer tap, wall mounted gas central heating boiler, upvc double glazed window to side aspect, worktop, radiator and door to sun room & W.C.

Cloakroom

Low level WC.

Garden Room 9'4" x 6'10" (2.86m x 2.10m)

Upvc double glazed windows over looking the rear garden and upvc double glazed door to garden.

First Floor Landing

Stairs from entrance hall, loft access, picture rail and radiator.

Bedroom 12'9" max x 9'11" (3.89m max x 3.04m)

Upvc double glazed window to front aspect, radiator and door to en-suite shower room.

En-Suite Shower Room

Double shower cubicle with inset shower, low level W.C, wash hand basin, shaver point, towel rail radiator and upvc double glazed window to front aspect.

Bedroom 11'7" x 9'10" max (3.55m x 3.02m max)

Upvc double glazed window to rear aspect, picture rail, fitted wardrobe and radiator.

Bedroom 12'1" plus recess x 9'8" max (3.7m plus recess x 2.96m max)

Upvc double glazed window to side aspect, picture rail and radiator.

Bathroom

Panel bath with shower over and shower screen, low level W.C, wash hand basin, wood effect floor, shaver point, towel rail radiator and upvc double glazed window to side aspect.

Front Garden

Walled front garden with pathway to entrance door.

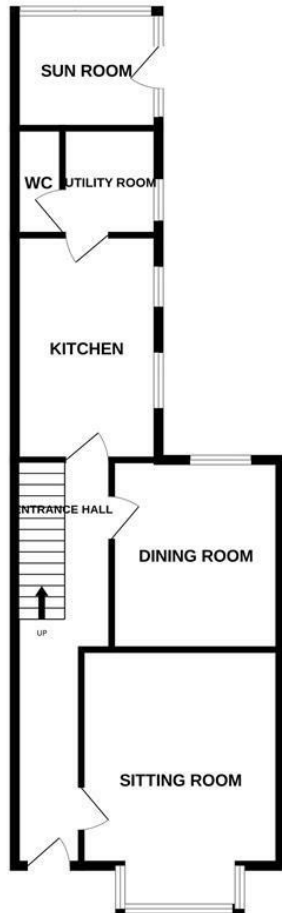
Rear Garden

Non bisected courtyard garden laid to patio with shrub border and enclosed by fencing. Gated access to the front of the property.

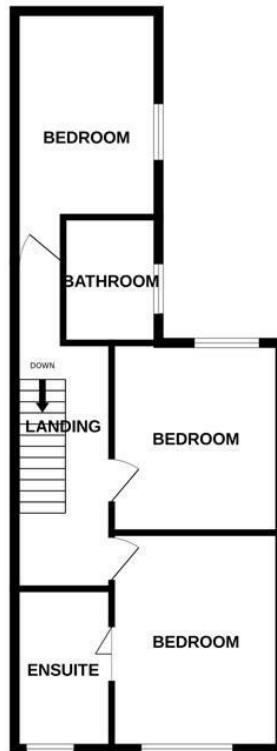
Agents Note

Council Tax Band - C

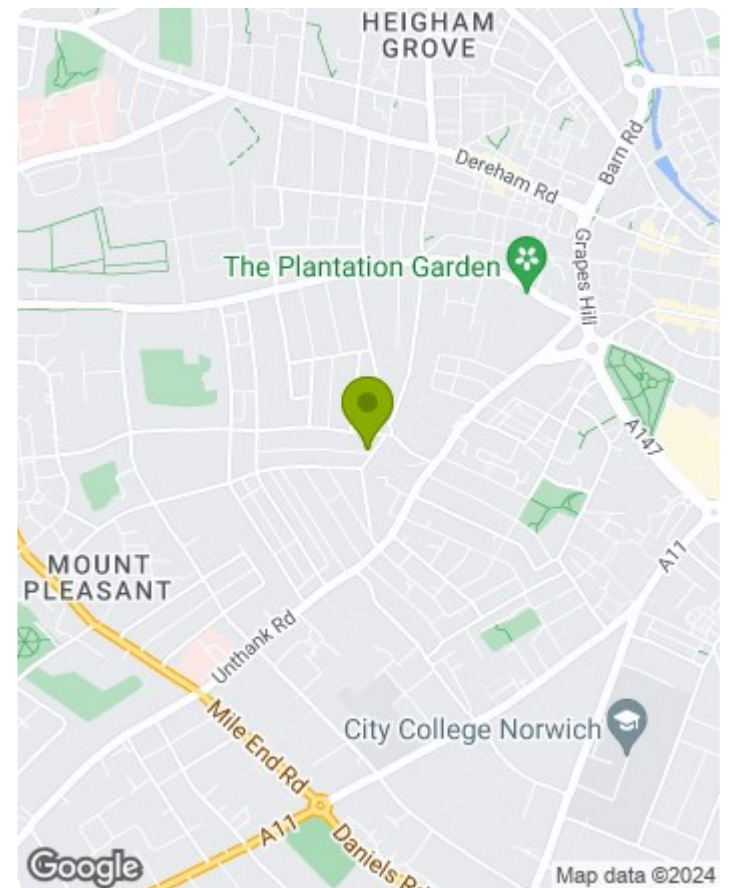




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			80
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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- 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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