



Mornington Road
Norwich, NR2 3NB
Guide price £290,000

claxtonbird
residential

Mornington Road, Norwich, NR2 3NB

*** Launch Event Saturday 27th April *** By Appointment Only *** Guide Price £290,000 - £300,000 *** ClaxtonBird are delighted to offer for sale this well presented and spacious bay fronted mid terrace house situated on a pretty tree lined street within the golden triangle of Norwich, within walking distance of Unthank Road and the fabulous amenities on offer there. The property benefits from double glazing and a modern central heating system and the accommodation comprises of sitting room, dining room, modern kitchen and bathroom on the ground floor, whilst on the first floor there are three bedrooms (third through second). The property has gardens to the front and rear and is being offered for sale with no onward chain.

Sitting Room 11'5" x 11'1" + bay (3.48m x 3.38m + bay)

With feature cast iron fireplace, stripped wooden floors, radiator and double glazed window to the front.

Lobby

Stairs to the first floor.

Dining Room 11'5" x 11' (3.48m x 3.35m)

With decorative feature fireplace, stripped wooden floors, built in under stairs storage cupboard, radiator and double glazed window to the rear.

Kitchen 8'2" x 6'2" (2.49m x 1.88m)

Modern fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset stainless steel sink unit with mixer tap, built in electric oven and inset gas hob with extractor hood over, space and plumbing for washing machine, wall mounted gas central heating boiler, double glazed window to the side, door to:

Bathroom

Modern white suite comprising of panel bath with mixer tap and shower over, pedestal hand wash basin and W.C. Heated towel rail and double glazed window to the side.

First Floor Landing

Doors to bedrooms one and two.

Bedroom One 11'5" x 11'1" (3.48m x 3.38m)

Decorative cast iron fireplace, radiator and double glazed window to the front.

Bedroom Two 11'6" x 11'1" (3.51m x 3.38m)

Decorative cast iron fireplace, built in storage cupboard, radiator and double glazed window to the rear. Door to:

Bedroom Three 6'3" x 8'2" (1.91m x 2.49m)

Radiator and double glazed window to the rear.

Outside

To the front of the property there are traditional terrace style gardens with a path leading to the front entrance door.

To the rear is a good size bisected low maintenance garden with patio and plant and shrub borders.

Agents Note

Council Tax Band B



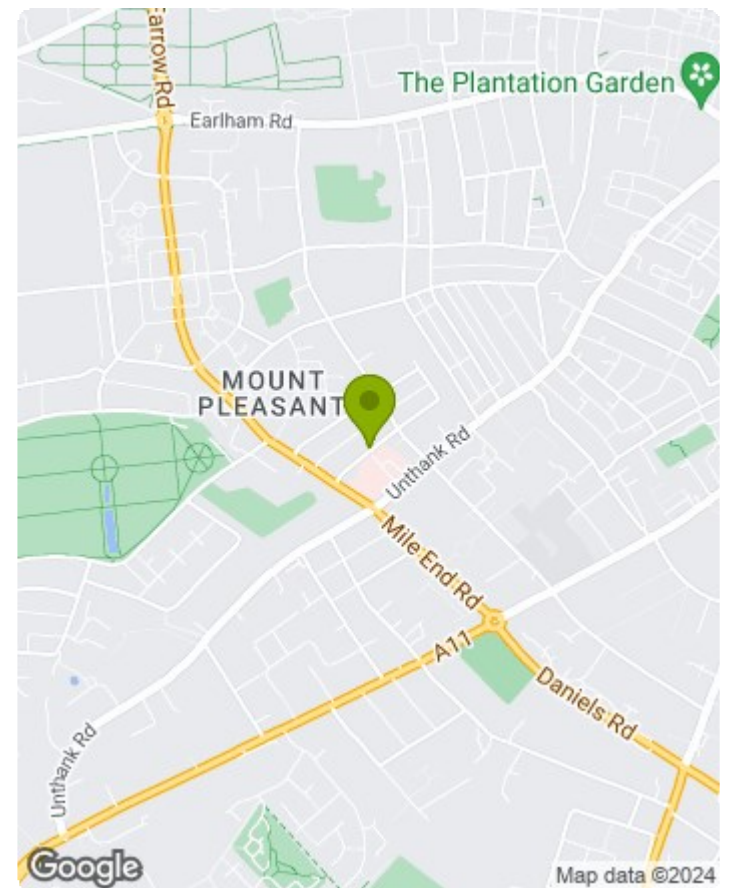


1ST FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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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