



Beckham Place, Edward Street  
Norwich, NR3 3DZ

**£350,000**

claxtonbird  
residential

## Beckham Place, Edward Street, Norwich, NR3 3DZ

Welcome to Beckham Place on Edward Street in Norwich! This stunning townhouse is a gem waiting to be discovered. As you step inside, you'll appreciate two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property also boasts three bedrooms, offering ample space for a growing family or those in need of a home office. Built in 2020, this property exudes contemporary charm and offers all the conveniences of a new home. The small development it's part of is conveniently located within walking distance to the vibrant city centre, ensuring you're never far from the buzz of Norwich. Don't miss out on the opportunity to make this house your home. Beckham Place is where comfort meets style, and where convenience meets modern living.

### Dining Room/ Home office 14'2" x 8'3" (4.32m x 2.51m)

Underfloor heating and double glazed window to the front.

### Cloakroom

Suite comprising of hand wash basin and W.C. Underfloor heating.

### Kitchen/Breakfast Room 14'6" x 13'8" (4.42m x 4.17m)

Kitchen area is fitted with a range of matching base and eye level units with work surfaces over, inset one and half bowl sink unit with mixer tap over, built in electric oven and inset electric hob with extractor hood over, built in washing machine and dishwasher, cupboard housing gas central heating boiler, underfloor heating and double glazed window and French doors to the rear garden.

### First Floor Landing

Stairs to the second floor, built in storage cupboard, doors to Lounge and Bedroom two.

### Sitting Room 14'2" x 14' (4.32m x 4.27m)

Underfloor heating, double glazed window and Juliet balcony to the rear.

### Bedroom 11'3" x 8'7" (3.43m x 2.62m)

Underfloor heating and double glazed window to the front.

### Second Floor Landing

Doors to bedrooms and bathroom.

### Bedroom 14'2" x 14' (4.32m x 4.27m)

Underfloor heating and double glazed window to the rear.

### Bedroom

Underfloor heating and double glazed window to the front.

### Bathroom

Contemporary suite comprising bath with mixer tap with shower over, hand wash basin and W.C. Heated towel rail and double glazed window to the front.

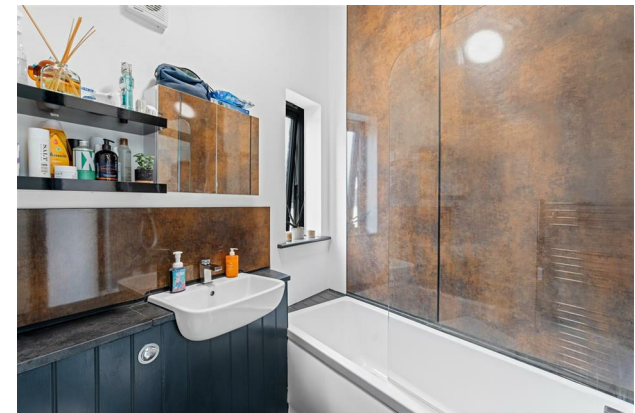
### Outside

To the front there is a driveway providing off road parking for one car and a private bike store.

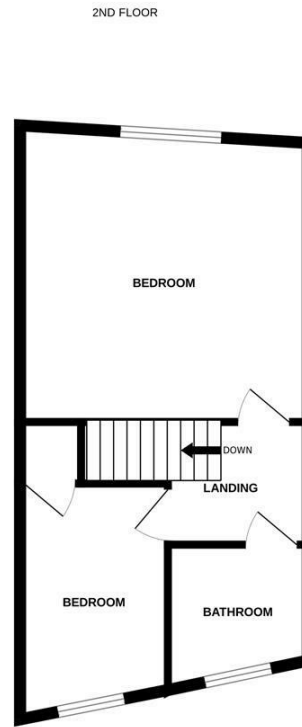
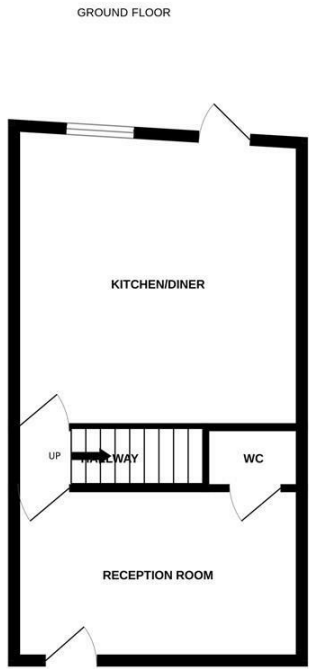
To the rear is a south facing garden laid to lawn and patio and enclosed by fencing.

### Agents Note

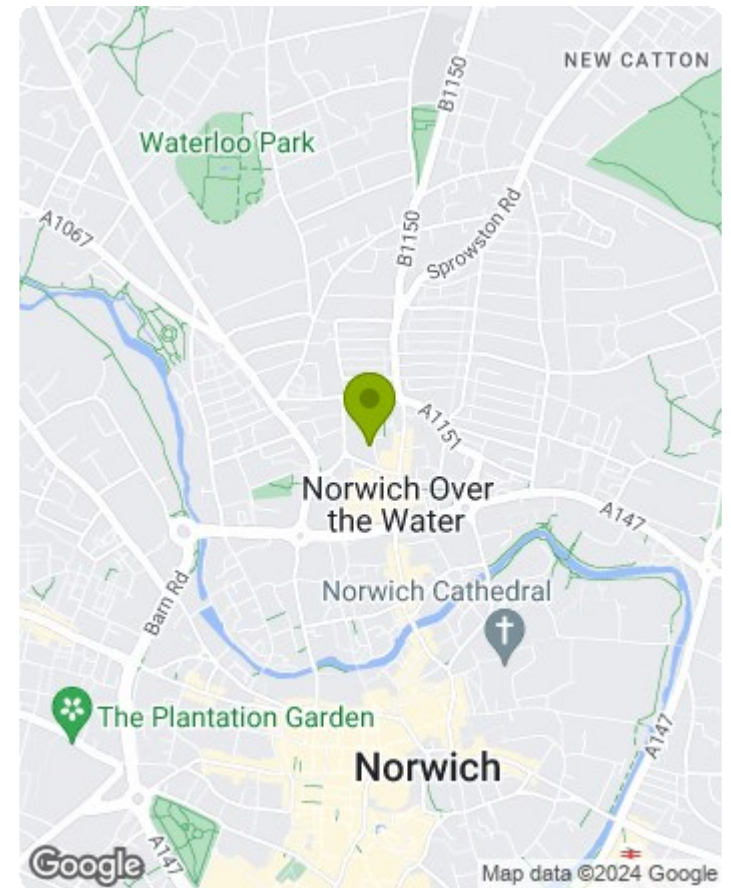
Council Tax Band C







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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.
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