



Glebe Road
Norwich, NR2 3JG
Guide Price £475,000 - £500,000

claxtonbird
residential

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*** Guide Price £475,000 - £500,000 *** Welcome to this charming Victorian mid-terrace house located on the sought after tree-lined Glebe Road in the heart of the Golden Triangle. This delightful property boasts three reception rooms, three well proportioned bedrooms, a well-appointed bathroom, and a newly fitted kitchen making it the perfect family home. As you step inside, you'll be greeted by a warm and inviting atmosphere, with a host of original features that add character and charm to the space. The property is beautifully presented, with a light and airy feel that creates a sense of tranquillity throughout. One of the standout features of this Victorian terrace is its non-bisected south-facing garden, perfect for enjoying the sunny days with family and friends. The property has a newly installed central heating system throughout and is offered with no onward chain.

Entrance Hall

Glazed entrance door, original corbel, stripped wood floor, stairs to first floor, cornice, under stairs storage cupboard and Victorian style radiator

Sitting Room 12'0" max x 11'11" (3.66m max x 3.64m)

Large sash window to front aspect, stripped wood floor, feature Victorian fireplace with tiled inset and wood surround, picture rail, cornice and Victorian style radiator.

Dining Room 12'0" x 10'2" max (3.66m x 3.12m max)

Sash window over looking the rear garden, stripped wood floor, feature Victorian fireplace, picture rail, cornice and Victorian style radiator.

Breakfast Room 9'5" max x 9'5" (2.89m max x 2.88m)

Sash window to side aspect, stripped wood floor, fireplace with brick inset and tiled hearth, picture rail and Victorian style radiator.

Kitchen 9'5" x 7'6" (2.89m x 2.29m)

Newly fitted kitchen comprising wall and base units with wood effect worktop over, sink drainer with mixer tap, cooker point with extractor above, tiled splash back, stripped wood floor, sash window to side aspect and glazed door to garden.

Bathroom

White suite comprising panel bath with shower over, low level W.C, wash hand basin, tiled walls, windows to rear and side aspect, large utility cupboard housing the gas central heating boiler and plumbing for washing machine.

First Floor Landing

Stairs from entrance hall, storage cupboard, stripped wood floor and doors to all bedrooms.

Bedroom 15'10" max x 11'11" max (4.83m max x 3.65m max)

Two sash windows to the front aspect, feature cast iron fireplace, stripped wood floor and Victorian style radiator.

Bedroom 10'3" x 12'0" max (3.13m x 3.67m max)

Sash window over looking rear garden, stripped wood floor and Victorian style radiator.

Bedroom 9'5" x 9'5" max (2.89m x 2.89m max)

Sash window to side aspect, stripped wood floor, feature fireplace and Victorian style radiator.

Front Garden

Tile pathway to entrance door, walled garden with shrub border.

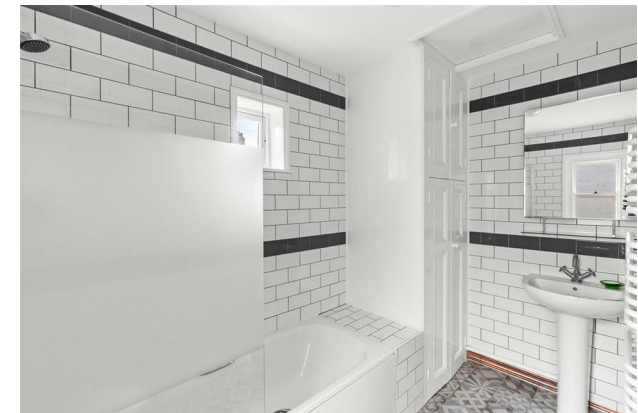
Rear Garden

Non-bisected Southwards facing rear garden, mainly laid to lawn with shrub borders, space for outdoor table and chairs, timber shed and enclosed by fencing with side access gate which leading to the front of the property.

Agents Note

The current owners have beautifully restored and renovated this terrace house. The central heating has been completely replaced throughout the house in 2024. The kitchen is newly fitted and the sash windows have been recently renovated. The current owners have had the roof re-felted during their ownership.

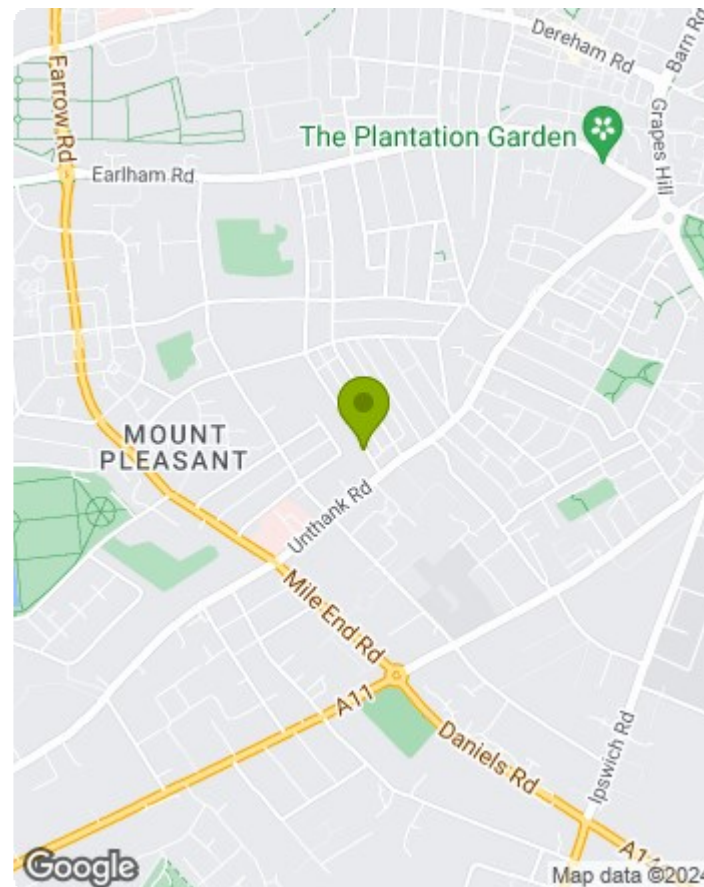
Council Tax Band - C





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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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		12	
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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