



Winter Road  
Norwich, NR2 3RR  
Guide Price £300,000 - £310,000

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residential

## Winter Road, Norwich, NR2 3RR

Guide Price £300,000 - £310,000 \*\*\* ClaxtonBird are delighted to offer this three bedroom off landing unique part over the passage bay fronted terrace house situated in the heart of the Golden Triangle with its easy access to local amenities, UEA, local schools and shops. The property boasts a bay fronted sitting room with feature wood burner, dining room with view over the garden, kitchen and ground floor bathroom. Upstairs there are three bedrooms all off landing. The larger than average garden has been beautifully landscaped by the current owners and backs on to Earlham Road Cemetery. The property still retains some original feature and stripped wood floors. Offered with no onward chain.

### Sitting Room 14'3" max into bay x 11'5" (4.35m max into bay x 3.49m)

Sash bay window to front aspect, stripped wood floor, feature wood burner, cornice, ceiling rose, dado rail, glazed entrance door and radiator.

### Dining Room 11'5" max x 11'5" (3.49m max x 3.49m)

Sash window to rear aspect over looking rear garden, stripped wood floor, cornice, ceiling rose, dado rail, feature wood burner open from sitting room and radiator.

### Lobby

Stairs to first floor.

### Kitchen 13'3" x 6'11" (4.05m x 2.13)

Fitted kitchen comprising wall and base units with worktop over, stainless steel sink drainer with mixer tap, tiled splash back, space for washing machine and dishwasher, space for fridge, tiled floor, two windows to side aspect and glazed door to garden.

### Bathroom

Three piece suite comprising roll top bath with shower over and shower screen, wash hand basin, low level W.C, fully tiled walls, tiled floor, extractor fan, towel rail radiator and upvc window to side aspect.

### First Floor Landing

Stairs from lobby, door to all bedrooms, loft access, storage cupboard housing the gas central heating boiler, spot lights and radiator.

### Bedroom 10'11" x 11'5" max (3.34m x 3.49m max)

Sash window to front aspect, stripped wood floor, storage cupboard and radiator.

### Bedroom 11'4" max x 12'4" (3.46m max x 3.78m)

Window to rear aspect over looking the garden, stripped wood floor, loft access, fitted cupboard and radiator.

### Bedroom 10'5" max x 6'11" (3.20m max x 2.13)

Window to rear aspect over looking rear garden, wood effect floor and radiator.

### Front Garden

Walled garden with pathway to entrance door.

### Rear Garden

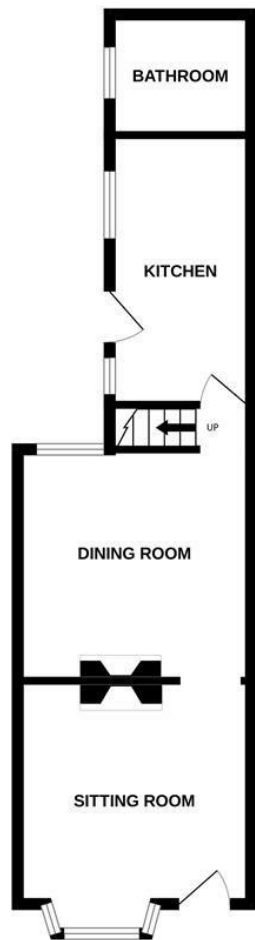
Larger than average rear garden which has been landscaped by the current owners and backs onto Earlham Road Cemetery. The garden is bi-sected with decked area and timber shed that leads to the main part of the garden. The main garden has a wide variety of flower and shrub raised and standard borders, pathway leading though the garden to log store. This part of the garden is enclosed with fence and wall.

### Agents Note

Council Tax Band - B



GROUND FLOOR

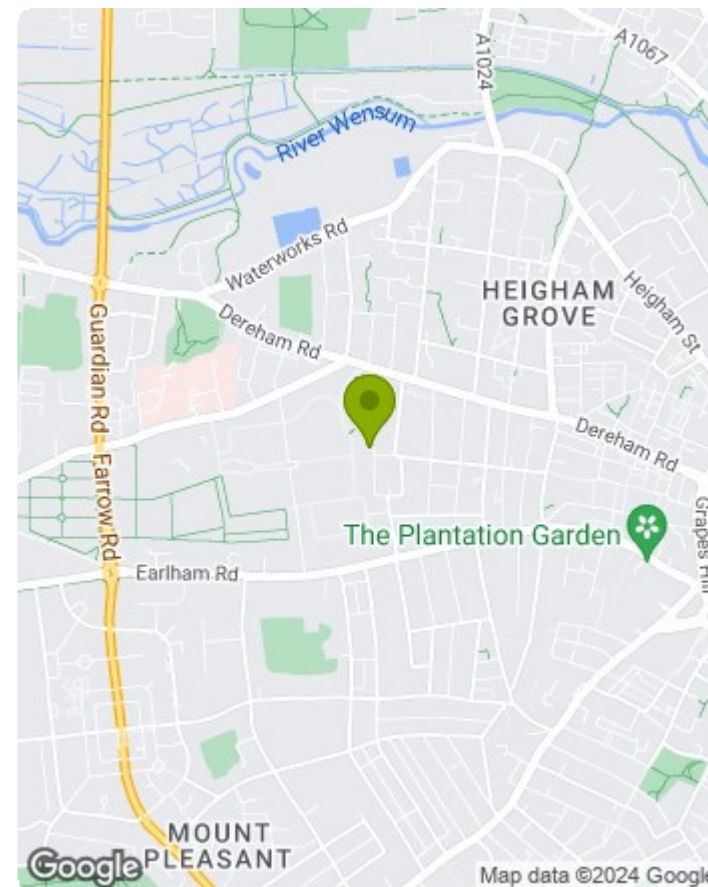


1ST FLOOR



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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		
(55-68) D	58	
(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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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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