



Livingstone Street  
Norwich, NR2 4HE  
Guide price £230,000

claxtonbird  
residential

## Livingstone Street, Norwich, NR2 4HE

Welcome to Livingstone Street, Norwich - a charming three bedroom off landing terraced house with great potential! This property boasts a spacious open plan reception room, perfect for entertaining guests or relaxing with your family. With three bedrooms all conveniently located off the landing, this house offers a cozy and practical layout. Although some updating is required, this presents a fantastic opportunity for you to put your own stamp on the property and create the home of your dreams. The best part? This property is chain-free, making the buying process smoother and more straightforward. Located in a desirable area, this house is ideal for those looking to settle down in a vibrant community with easy access to local amenities. Don't miss out on the chance to transform this house into your perfect home - book a viewing today and start envisioning the possibilities!

### Entrance Porch

Entrance door, door to:

### Sitting/Dining Room 25'2" x 11'7" (7.67m x 3.53m)

Open plan reception room offering spacious accommodation, two radiators, double glazed bay window to the front, stairs to the first floor and door to:

### Kitchen 11'4" x 9'3" max (3.45m x 2.82m max)

Fitted with a range of matching base and eye level units with work surfaces over, inset stainless steel sink unit, space for freestanding electric cooker, doors to rear lobby and:

### Bathroom

Suite comprising of bath with electric shower over, pedestal hand wash basin and W.C. Radiator and window to the rear.

### First Floor Landing

Doors to all bedrooms.

### Bedroom One 11'8" x 11'7" (3.56m x 3.53m)

two built in wardrobes, radiator and double glazed window to the front.

### Bedroom Two 12'10" x 6'7" (3.91m x 2.01m)

Radiator and double glazed window to the rear.

### Bedroom three 8'9" x 6'2" (2.67m x 1.88m)

Radiator and double glazed window to the rear.

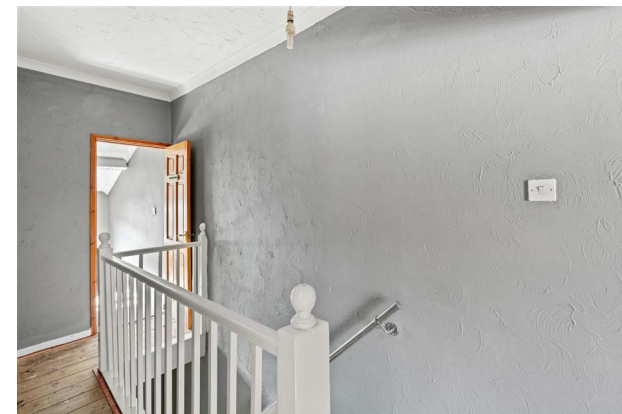
### Outside

To the front there are traditional terrace garden with gate and path leading to the property.

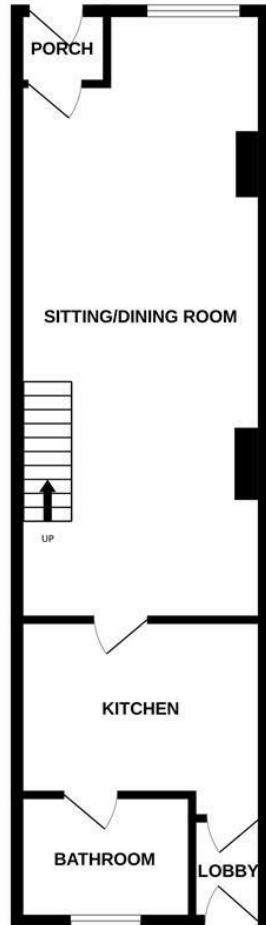
The garden to the rear is bisected and laid to lawn with plant and shrub borders and a timber shed.

### Agents Note

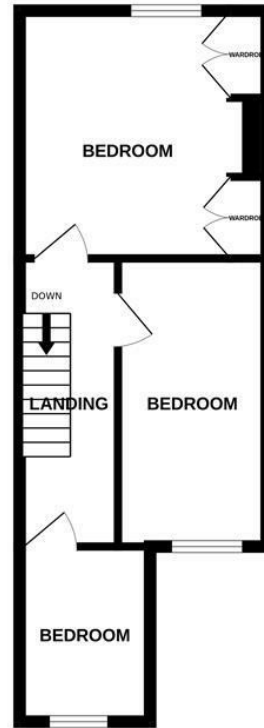
Council Tax Band B



GROUND FLOOR

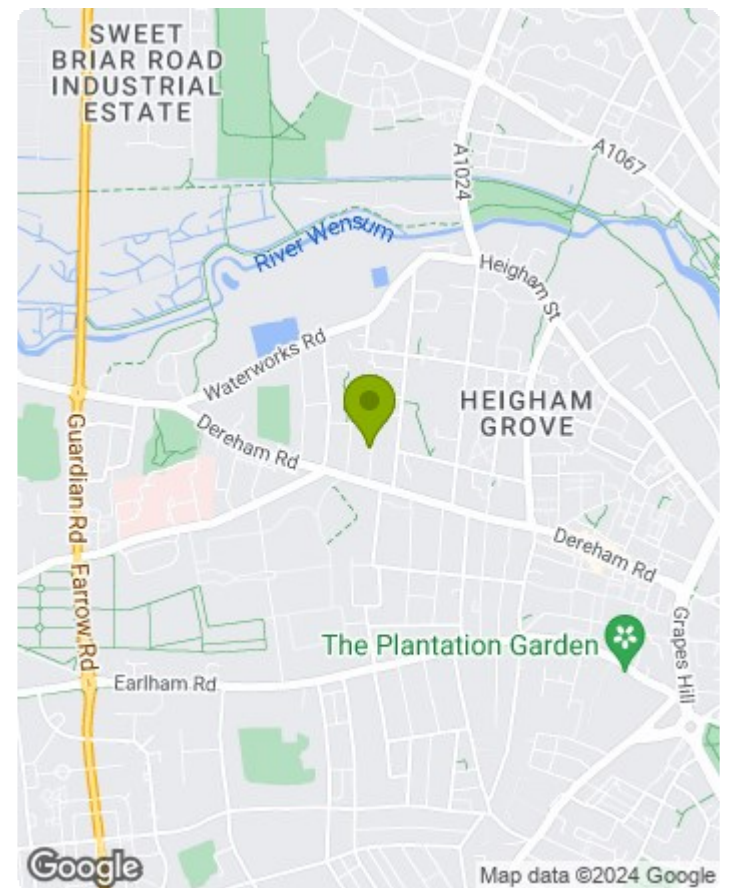


1ST FLOOR



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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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		62	
(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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- 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.
- 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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ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002  
Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)  
[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

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