



**Wellington Road
Norwich, Norfolk NR2 3HT**

£375,000

claxtonbird
residential

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Welcome to this charming terraced house located on Wellington Road in the sought-after Golden Triangle area of Norwich. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms and two bathrooms, there is ample space for a small family or professionals looking for a comfortable living arrangement. One of the standout features of this property is its prime location within the Golden Triangle, known for its vibrant community and excellent amenities. Additionally, being close to parks, shops, and entertainment venues means you'll never be short of things to do in your free time. Another great advantage of this property is its proximity to the city centre, making it convenient for those who work or enjoy spending time in the heart of Norwich. Imagine being able to walk to all your favourite spots without the need for a car!

Entrance Hall

Tiled flooring, doors to the sitting room and kitchen/dining room.

Sitting Room 12'1" x 11'10" (3.68m x 3.61m)

Feature fireplace with solid wood surround and gas stove, coving to smooth plastered ceiling, radiator and two double glazed windows to the front.

Kitchen/Diner 18'1" x 14'8" (5.51m x 4.47m)

Light and spacious room ideal for entertaining guests with its open plan layout. From the Dining area there are stairs to the first floor with a generous under stairs cupboard. The kitchen area comprises a range of matching base and eye level units with work surfaces over and inset ceramic sink unit, built in double gas oven and inset gas hob, built in dishwasher, solid oak floors extending throughout the room, two radiators, French doors to the rear garden and door to:

Lobby

Door to the rear garden. Door to:

Utility Room

Work surfaces, space and plumbing for washing machine and space for condensing tumble dryer, gas central heating boiler, double glazed window to the side and door to:

Shower Room

Suite comprising of corner shower cubicle, hand wash basin and W.C. Radiator and double glazed window to the rear.

First Floor Landing

Doors to bedrooms one and two.

Bedroom One 11'9" x 11'9" (3.58m x 3.58m)

Pedestal hand wash basin, radiator and double glazed window to front.

Bedroom Two 9'9" x 9' (2.97m x 2.74m)

Over stairs built in cupboard, Radiator and double glazed window to the rear. Door to:

Bathroom

Free standing bath with telephone style mixer tap, pedestal hand wash basin and W.C. Radiator and double glazed window to the side.

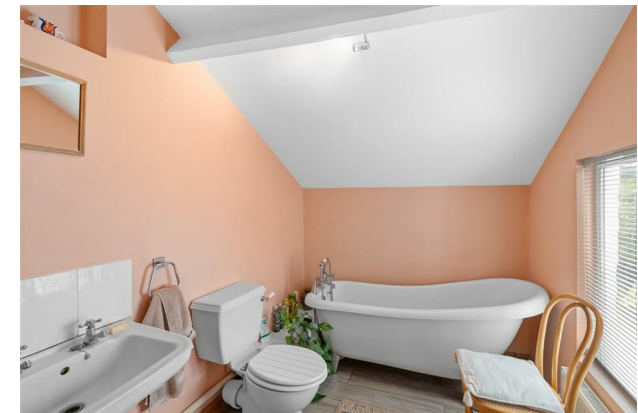
Outside

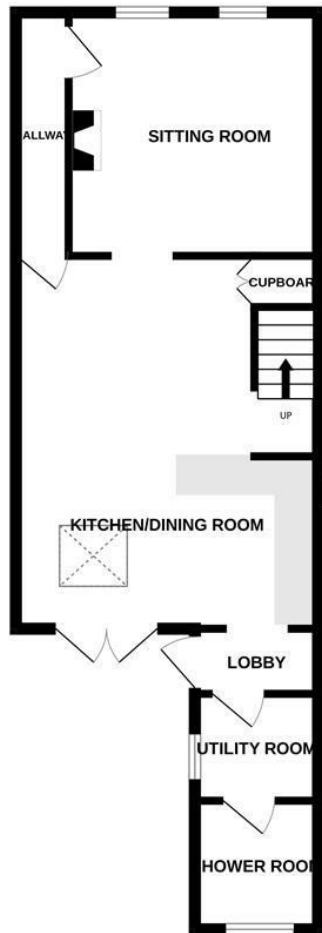
To the front is a private patio garden with flower beds and shrubs.

To the rear is a good size and fully enclosed 'L' shaped part walled garden laid to patio and lawn with various trees, plants and shrubs and with a large summer house with power and lighting so could be suitable for a home office and behind the summer house is storage shed with power,

Agents Note

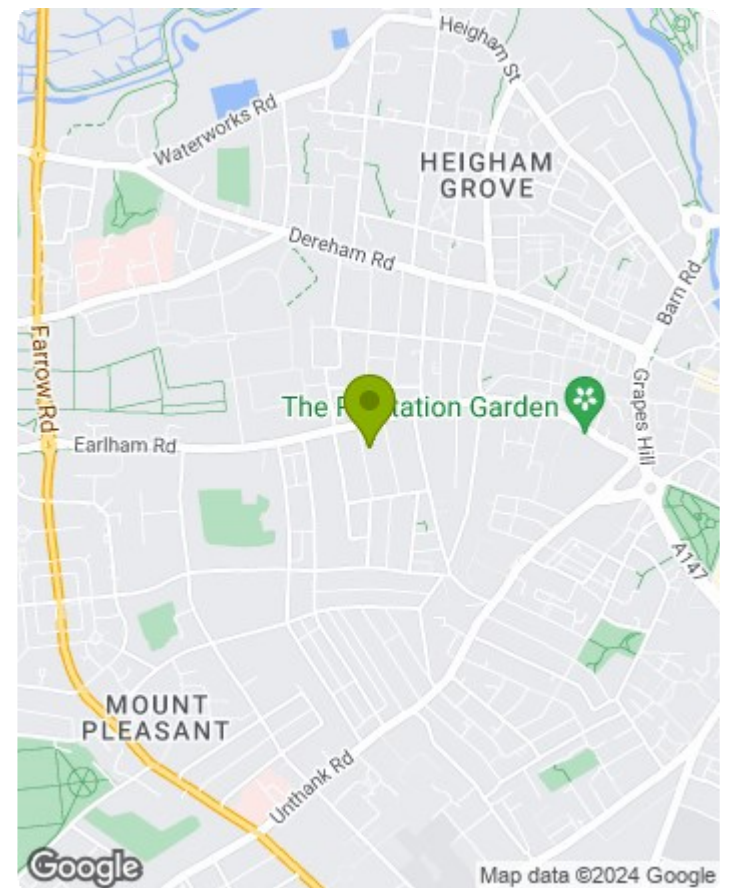
Council Tax Band B





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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 is given 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		71	
(69-80) C			
(55-68) D			
(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 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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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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