

**Parmenter Road**  
**Norwich, NR4 7DH**  
**Asking price £180,000**

**claxtonbird**  
residential

## Parmenter Road, Norwich, NR4 7DH

Welcome to this charming property located on Parmenter Road, near the picturesque Eaton Park in Norwich. This delightful first-floor flat boasts a light and airy feel throughout, with very well-proportioned rooms that offer a comfortable living space. The property features two lovely double bedrooms, providing ample space for a small family, guests, or even a home office. One of the highlights of this flat is its own private garden, a rare find for a property of this type. Imagine enjoying your morning coffee or hosting a summer barbecue in this outdoor space. Conveniently situated near Eaton Park, local schools, and amenities, this property offers both a peaceful retreat and easy access to everything you need. Further boasting gas central heating and UPVC double glazing. We highly recommend viewing the property to appreciate the spacious accommodation that is on offer.

### Private Entrance Hall

Upvc double glazed entrance door, tiled floor, under stairs storage cupboard, stairs to first floor and radiator.

bath, wash hand basin, low level WC, tiled walls, upvc double glazed window to rear aspect and radiator.

### First Floor Inner Hall

Stairs from ground floor entrance hall, doors to all rooms, storage cupboard, loft access and radiator.

### Garden

Mainly laid to lawn with flower and shrub borders, enclosed by fencing and rear access gate.

### Sitting Room 17'2" max x 13'11" (5.25m max x 4.25m)

Two upvc double glazed windows to front aspect, feature decorative cast iron fireplace, wood effect herringbone floor, shelving to recess and two radiators.

### Brick Build Store

Upvc double glazed window to side, plumbing and space for washing machine, power and light.

### Agents Note

Council Tax Band A

### Kitchen 10'1" x 7'5" (3.08m x 2.27m)

Wall and base units with wood effect worktop over, one and a half bowl sink drainer with mixer tap, built in oven, gas hob with extractor over, part tiled splash back, space for fridge freezer, wall mounted boiler in cupboard and upvc double glazed window to rear aspect.

### Bedroom 13'10" x 10'11" (4.24m x 3.33m)

Upvc double glazed window to front aspect, wood effect floor, storage cupboard and radiator.

### Bedroom 14'4" x 10'0" (4.37m x 3.07m)

Upvc double glazed window to rear aspect, wood effect floor, storage cupboard and radiator.

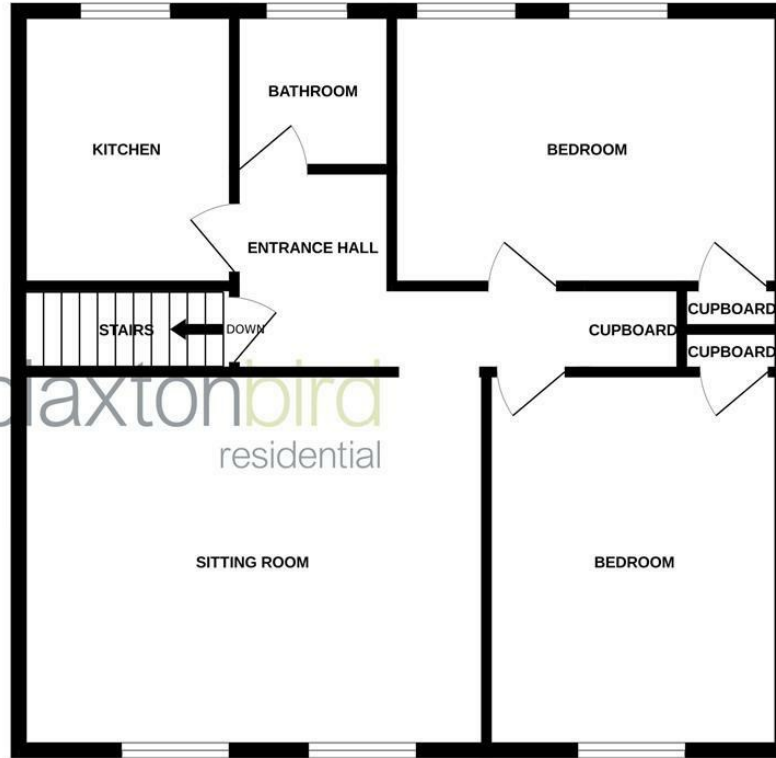
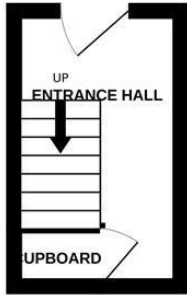
### Bathroom

Three piece white suite comprising panel

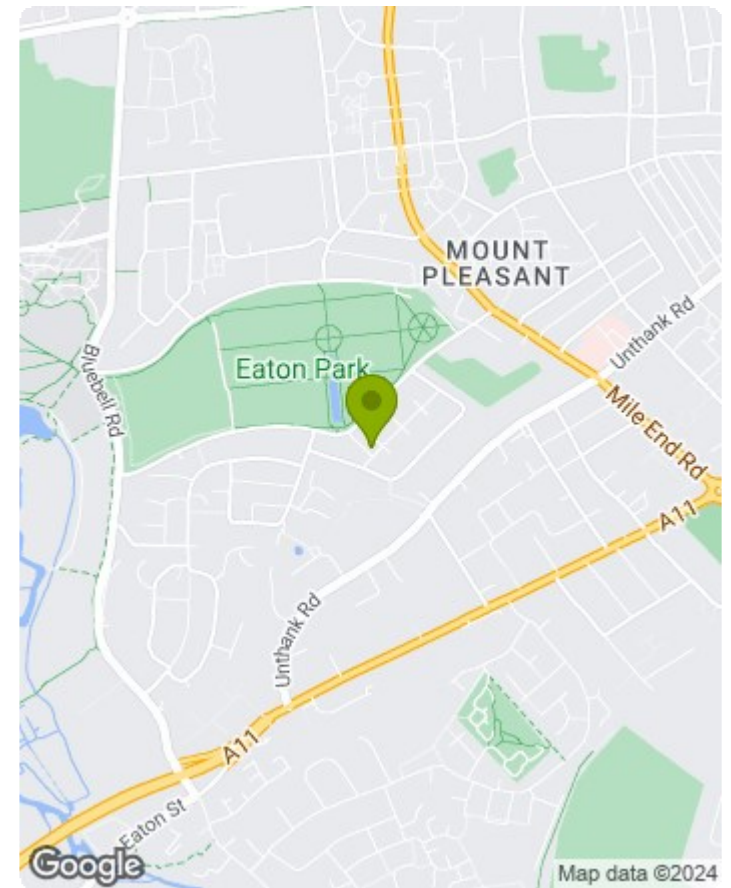


GROUND FLOOR

FIRST FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	71
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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