



**Northumberland Street
Norwich, NR2 4EH**

Guide price £220,000 - £230,000

claxtonbird
residential

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*** GUIDE PRICE £220,000 - £230,000 *** Welcome to this charming terraced house located on Northumberland Street in the popular west city location of Norwich. This property boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, providing ample space for comfortable living. Situated within walking distance to amenities and the city centre, this home offers convenience and accessibility to all that Norwich has to offer. Whether you fancy a leisurely stroll to the local shops or a night out in the bustling city centre, this location has it all. While this property would benefit from some updating, it presents a fantastic opportunity for those looking to add their personal touch and create their dream home. Imagine the possibilities of modernising this space to suit your style and preferences. Don't miss out on the chance to own a property in such a sought-after area. With its great potential and prime location, this terraced house on Northumberland Street could be the perfect place for you to call home.

Entrance Porch

Entrance door, door to:

Sitting Room 11'10" x 10'9" (3.61m x 3.28m)

Wall mounted gas fire with brick surround, radiator and double glazed windows to the front.

Dining Room 12' x 10'9" (3.66m x 3.28m)

Exposed brick chimney, door to stairs leading to first floor, radiator, double glazed window to the rear, door to:

Kitchen 12'3" x 6'4" (3.73m x 1.93m)

Fitted with a range of matching base and eye level units with work surfaces over and inset one and half bowl sink unit, built in electric oven and inset gas hob, wall mounted gas central heating boiler, double glazed window to the side and door to:

Lobby

Door to the rear garden and door to:

Bathroom

Suit comprising of bath with mixer tap, pedestal 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 12'1" x 10'9" (3.68m x 3.28m)

Radiator and double glazed window to the front.

Bedroom Two 12' x 10'9" (3.66m x 3.28m)

Built in airing cupboard, radiator and double glazed window to the rear, door to:

Bedroom Three 8'2" x 6'6" (2.49m x 1.98m)

Radiator and double glazed window to the rear.

Outside

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

To the rear is a good sized south facing garden enclosed with fencing and laid to patio with shrub borders.

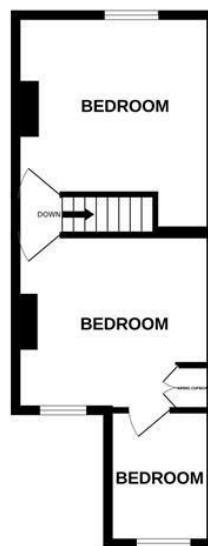
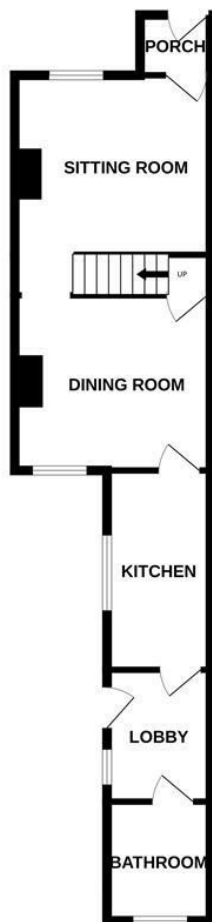
Agents Note

Council Tax Band B



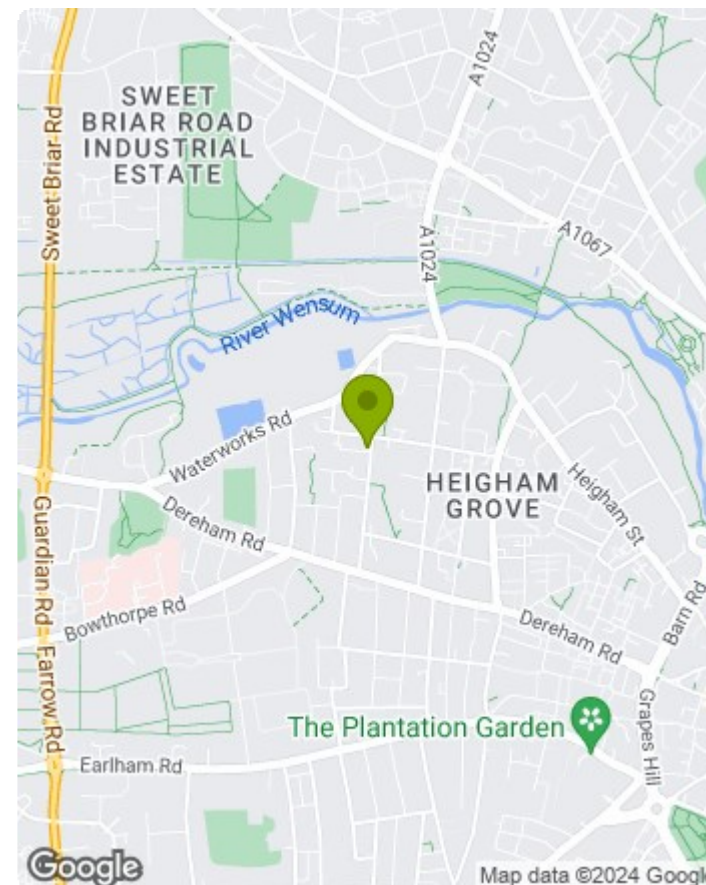
GROUND FLOOR

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			
(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			83
(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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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

4. 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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