



Nasmith Road
Norwich, NR4 7BJ
Asking price £300,000

claxtonbird
residential

Nasmith Road, Norwich, NR4 7BJ

Welcome to this charming three bedroom semi-detach house located on Nasmith Road in Eaton, NR4. This delightful house boasts a warm and inviting atmosphere making it an ideal home for a family or professionals looking for a comfortable living space.

Situated in a peaceful cul-de-sac, this property offers the perfect blend of tranquillity and convenience, being close to local shops for your everyday needs. The proximity to the University of East Anglia (UEA) and Eaton Park adds to the appeal of this location.

One of the standout features of this property is its modern fitted kitchen, complete with built-in appliances, perfect for whipping up delicious meals for yourself or guests. The gas central heating and double glazing ensure that you stay warm and cosy during the colder months.

Step outside into the large rear garden, where you can relax, entertain, or indulge your green thumb with gardening projects. Whether you're enjoying a morning coffee or hosting a summer barbecue, this outdoor space offers endless possibilities for enjoyment and relaxation.

Entrance Hall

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

Sitting Room 21'0" x 12'10" max (6.41m x 3.93m max)

Upvc double glazed window to front and side aspect, gas fireplace with central heating back boiler, picture rail and radiator.

Kitchen 10'2" x 12'7" max (3.10m x 3.84m max)

Fitted kitchen comprising wall and base units with worktop over, one and half bowl sink drainer with mixer tap, built in oven, hob and extractor, space for fridge freezer & washing machine, pantry cupboard, upvc double glazed window over looking garden, space for table and chairs, radiator and upvc door leading to rear garden.

First Floor Landing

Stairs from entrance hall, loft access and doors to all rooms.

Bedroom 12'11" max x 11'1" max (3.94m max x 3.38m max)

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

Bedroom 13'1" max x 9'8" max (4.01m max x 2.97m max)

Upvc double glazed window to rear aspect, storage/airing cupboard and radiator.

Bedroom 10'2" x 9'8" (3.11m x 2.97m)

Upvc double glazed window to rear aspect and radiator.

Bathroom

Panel bath with shower over, wash hand basin, extractor, panelled walls, radiator and upvc double glazed window to rear aspect.

W.C

Low level WC and upvc double glazed window to front aspect.

Front Garden

Laid to lawn garden with flower and shrub borders and pathway to entrance door and side access to rear garden.

Rear Garden

Laid to lawn garden with shrub borders, enclosed by fencing, brick built store and outside tap.

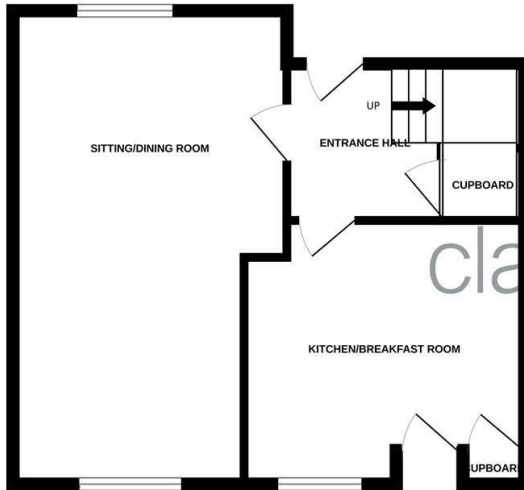
Agents Note

Council Tax Band - B

The vendor has informed us she had permission previously to drop the kerb at the front of the property to provide off road parking.



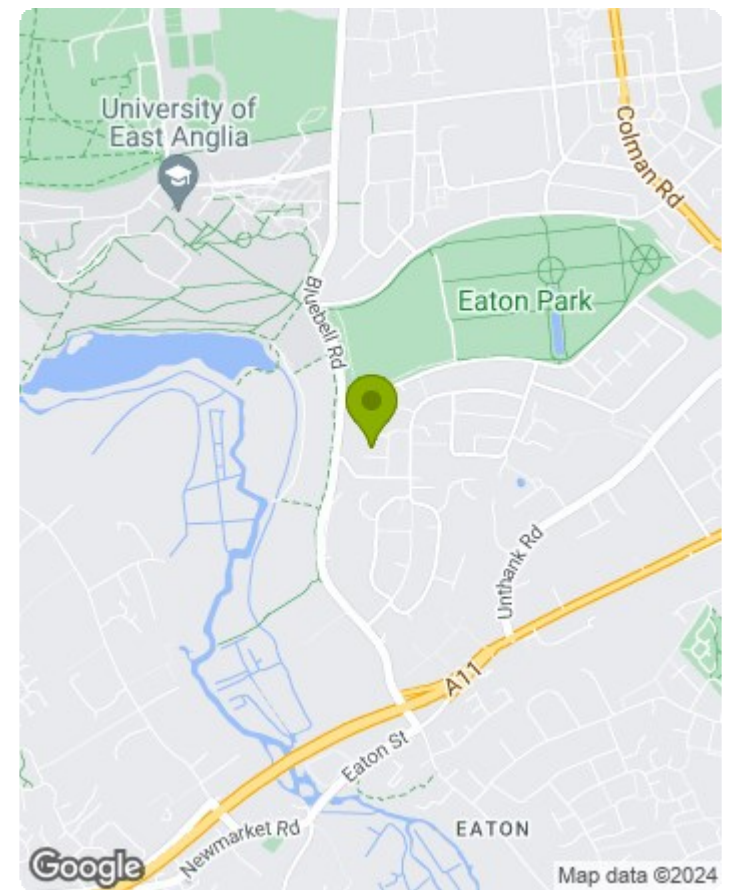
GROUND FLOOR



1ST 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 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.
- 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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