



**Copeman Street
Norwich, NR2 1HH**

Guide Price £250,000 - £260,000

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residential

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*** Guide Price £250,000 - £260,000 *** Nestled in the heart of Norwich City Centre, on the charming Copeman Street just off Pottergate, lies this delightful terrace house waiting to be called home. This property boasts a rare gem in city living - a garage. The property offers two reception rooms and larger than average kitchen. There is a ground floor bathroom & a first floor en-suite shower room to one of the double bedrooms.

The absence of an onward chain means a smooth transition for the new owners, making the process of making this house a home even more seamless. The property has gas central heating and is tucked away in a cul-de-sac, enjoy the tranquillity and privacy that this location offers which providing a peaceful retreat from the vibrant city life just moments away. Don't miss the opportunity to own this city centre haven with its unique features and prime location.

Entrance Porch

Glazed entrance door, windows to front aspect and door to sitting room.

Sitting Room 11'6" max x 9'11" (3.53m max x 3.03m)

Sash window to front aspect, stripped wood floor and radiator.

Dining Room 11'6" max x 10'0" (3.52m max x 3.06m)

Window to rear aspect, stripped wood floor, under stair storage cupboard and radiator.

Kitchen 10'10" x 6'8" (3.32m x 2.04m)

Fitted kitchen comprising wall and base units with worktop over, stainless steel sink with mixer tap, built in oven, double hob, space for washing machine & dishwasher, space for fridge, tiled splash back, wood effect floor and two windows to side aspect.

Lobby

Glazed door to garden, wall and base units and wood effect floor.

Bathroom

Panel bath, wash hand basin, low level W.C, part tiled walls, tiled floor, window to side aspect and towel rail radiator.

First Floor

Bedroom 11'6" max x 10'0" (3.52m max x 3.06m)

Sash window to front aspect, over stairs storage cupboard and radiator.

Bedroom 11'6" max x 10'0" (3.52m max x 3.06m)

Sash look window to rear aspect, radiator and door to dressing area/en-suite shower room.

Dressing Area/Wardrobe

Door to ensuite shower room.

Ensuite Shower Room

Shower cubicle with inset shower, low level W.C, wash hand basin, wood effect floor, part tiled walls, wood effect floor, spot lights and radiator.

Front Garden

Walled garden with pathway to entrance door.

Rear Garden

Rear gated access and enclosed by fencing.

Garage

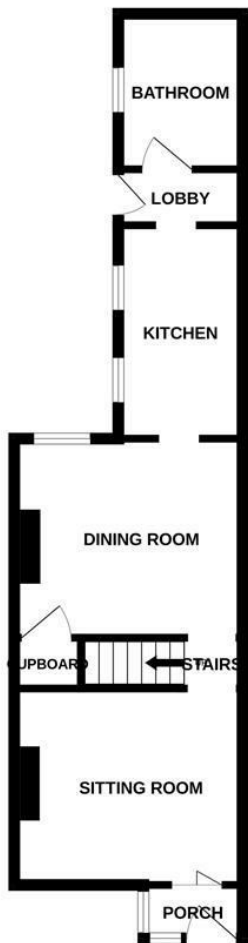
Electric roller door and power and light.

Agents Note

EPC - D

Council Tax - B

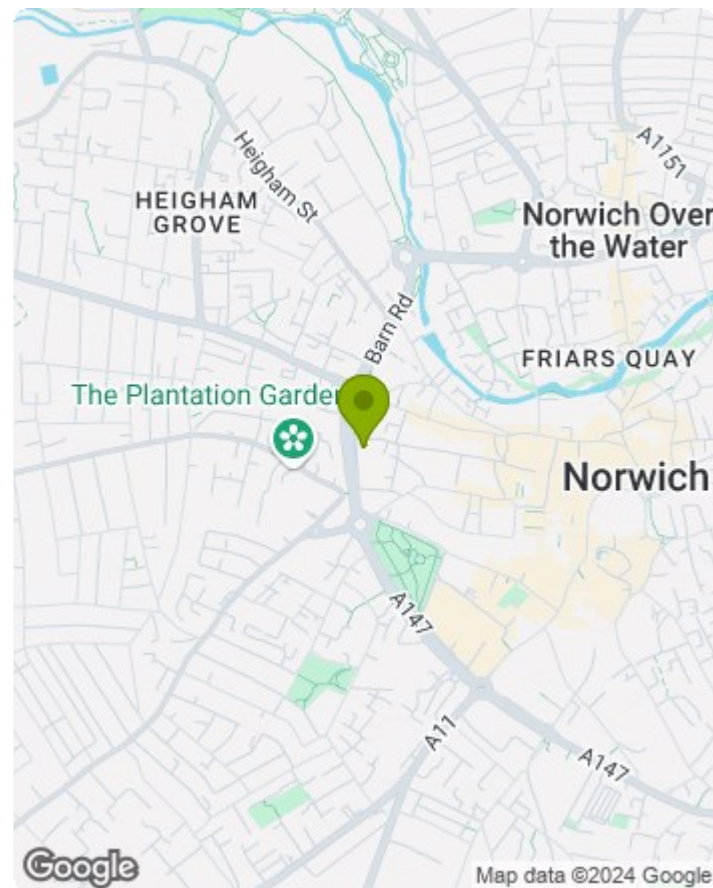




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 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			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(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	

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