



Osborne Road
Norwich, NR4 7BW
Guide Price £290,000 - £300,000

claxtonbird
residential

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*** Guide Price £290,000 - £300,000 *** Welcoming to this well presented semi-detached house situated on Osborne Road, within close proximity to the University of East Anglia, Norfolk and Norwich Hospital and a range of other local amenities. The property is set within a corner plot position, providing a sense of privacy and ample outdoor space for a growing family to enjoy. The full accommodation comprises entrance hall, two reception rooms and kitchen to the ground floor, whilst to the first floor there are three bedrooms, bathroom and cloakroom off landing. Internally the property benefits from gas central heating and double glazing throughout. Offered for sale with no onward chain.

Entrance Hall

Entrance door, under stairs storage cupboard, stairs to first floor, tiled floor and radiator.

Sitting Room 12'10" max x 11'1" (3.92 max x 3.39)

Upvc double glazed window to front aspect, wood effect floor and radiator. Door to:

Lounge / Bedroom Four 9'6" x 10'11" (2.92 x 3.35)

Upvc double glazed window overlooking the rear garden, wood effect floor and radiator.

Kitchen 9'11" max x 12'6" max (3.04 max x 3.82 max)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink drainer, cooker point, plumbing for washing machine, space for fridge, tiled walls, tiled floor, cupboard housing the gas central heating boiler, radiator, glazed door to rear garden and upvc double glazed windows to side and rear aspect.

First Floor Landing

Upvc double glazed window to side aspect and loft access.

Bedrom 11'1" x 12'11" max (3.40 x 3.94 max)

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

Bedroom 12'11" max x 9'8" max (3.96 max x 2.95 max)

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

Bedroom 7'4" x 10'1" (2.24 x 3.08)

Upvc double glazed window to rear aspect and radiator.

Bathroom 4'11" x 5'5" (1.51 x 1.67)

Suite comprising panel bath with mixer tap and shower attachment, low level WC, part tiled walls, extractor fan and upvc double glazed window to rear aspect.

Cloakroom

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

Front Garden

Laid to shingle with picket fencing with pathway leading to the entrance door and pathway leading to the side of the property where there is a brick built store.

Rear Garden

Larger than average garden laid predominately to lawn and enclosed by fencing with mature trees and shrub inset and pathway leading to the rear.

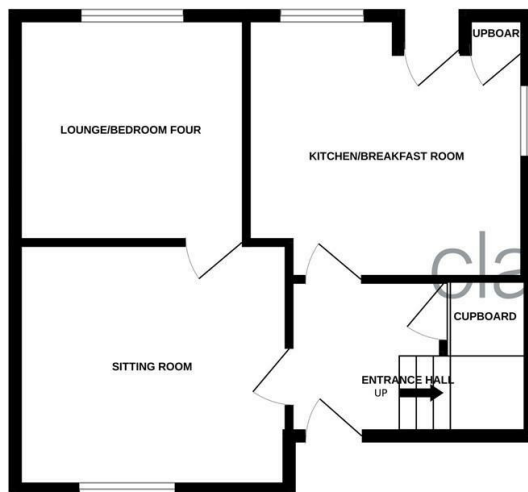
Agents Note

Council Tax Band B

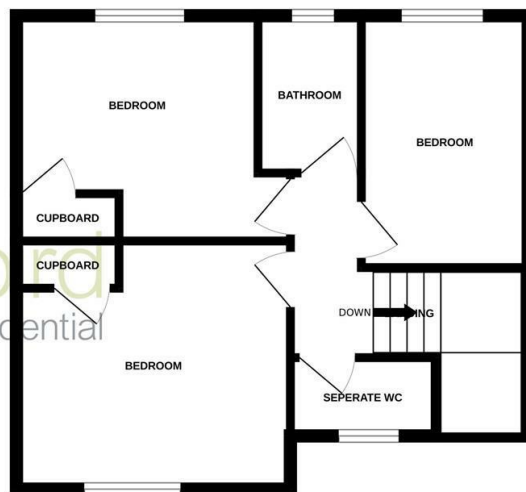
EPC Rating C



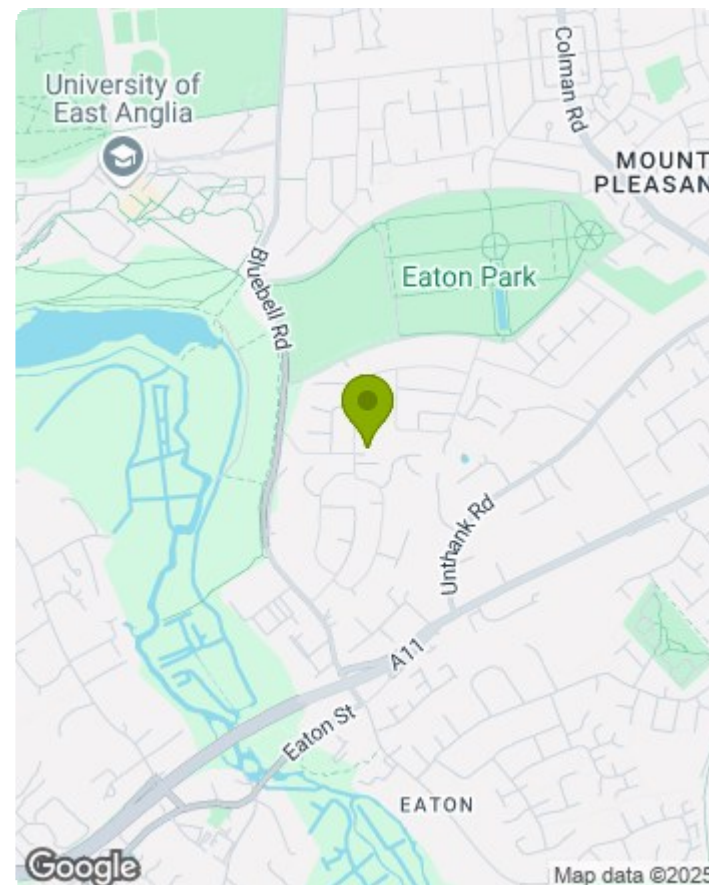
GROUND FLOOR



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
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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	EU Directive 2002/91/EC

Environmental Impact (CO₂) 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	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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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