



**Merton Road  
Norwich, NR2 3TT**

**Offers In The Region Of £220,000**

**claxtonbird**  
residential

## Merton Road, Norwich, NR2 3TT

Welcome to this charming terraced house located on Merton Road in the popular west city location of Norwich. This delightful property boasts three bedrooms, making it an ideal home for a growing family or those in need of extra space. One of the standout features of this property is its good size rear garden, perfect for enjoying the outdoors and entertaining guests during the warmer months. Imagine hosting summer barbecues or simply relaxing in your own private outdoor oasis. As you step inside, you'll be greeted by a well-presented interior that is sure to make you feel right at home. The chain-free status of this property means you can move in hassle-free and start creating new memories right away. Located in a sought-after area of Norwich, this home offers not just a place to live, but a lifestyle. With amenities, schools, and transport links all within easy reach, you'll have everything you need right at your doorstep. Don't miss out on the opportunity to make this lovely house on Merton Road your new home.

### Sitting Room 11'4" + bay x 11'5" (3.45m + bay x 3.48m)

New frosted double glazed composite front door with fan light over, bay fronted uPVC double glazed windows to the front aspect, sealed fireplace with wooden surround, floor laid to carpet, cornicing, ceiling rose and a radiator.

### Lobby

Stairs to the first floor.

### Dining Room 11'8" x 11'5" (3.56m x 3.48m)

Under stairs storage cupboard, uPVC double glazed window to the rear aspect, floor laid to carpet, radiator and picture rails.

### Kitchen 9'4" x 6'5" (2.84m x 1.96m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven with gas hob and extractor fan over, space for fridge - freezer, space and plumbing for washing machine, wall mounted gas boiler, part obscure uPVC double glazed door to the rear garden, LVT flooring, uPVC double glazed window to the side aspect, inset stainless steel sink with mixer tap and drainer and tiled splash back.

### Bathroom

Panel bath with shower over, tiled backing and glass screen, low set WC, pedestal hand wash basin with tiled splash back, LVT flooring, extractor fan and heated towel rail.

### First Floor Landing

Doors to bedrooms one and two.

### Bedroom One 11'4" x 11'4" (3.45m x 3.45m)

Double bedroom with a feature iron fireplace, built in wardrobe, uPVC double glazed window to the front aspect, floor laid to carpet and a radiator.

### Bedroom Two 11'8" x 11'3" (3.56m x 3.43m)

Double bedroom with a uPVC double glazed window to the rear aspect, feature iron fireplace, floor laid to carpet and a radiator. Door to:

### Bedroom Three

UPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

### Outside

To the front is an enclosed space with a pathway to the front door with gated entry.

The generous bisected rear garden is laid to lawn and patio with a mature tree at the far end and side gate access.

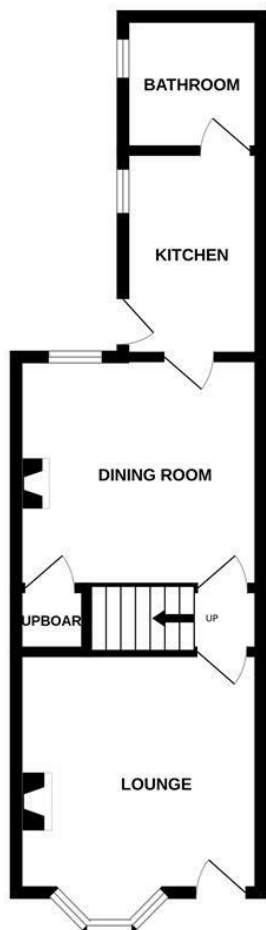
### Agents Note

Council Tax Band B

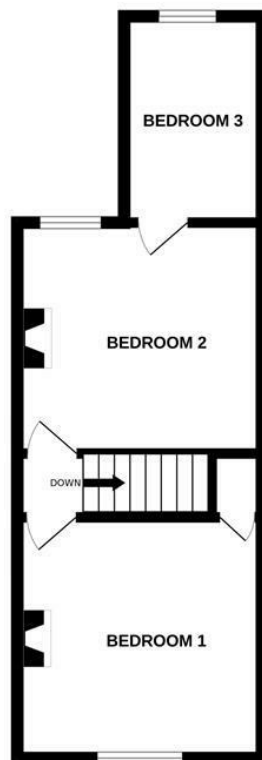
EPC Rating D



GROUND FLOOR

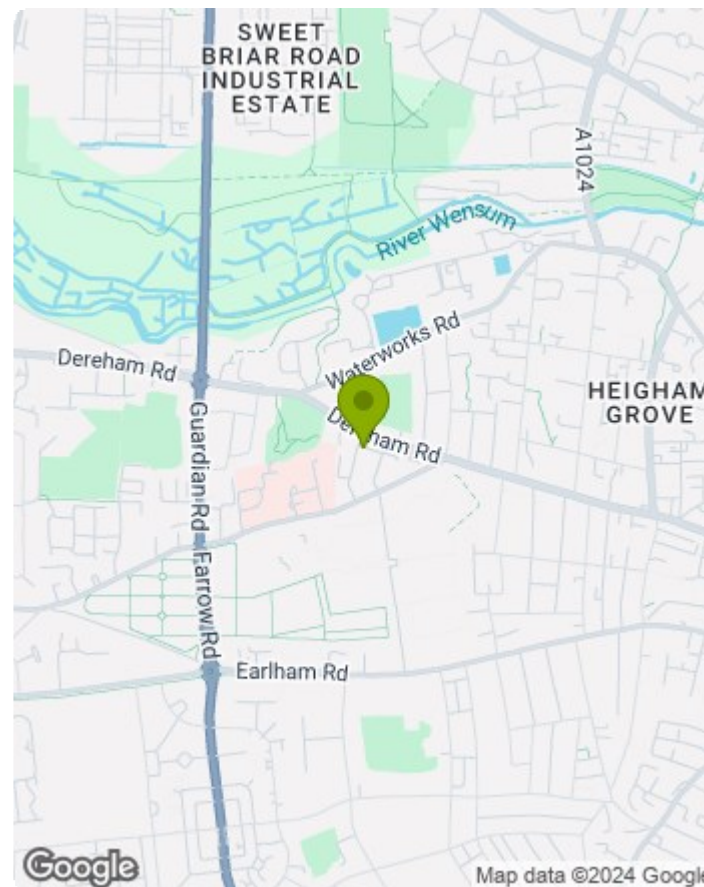


1ST FLOOR



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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			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <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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- 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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