



Earlham Road  
Norwich, NR2 3RG  
**Guide Price £450,000 - £475,000**

claxtonbird  
residential



## Earlham Road, Norwich, NR2 3RG

\*\*\* Guide Price £400,000 - £425,000 \*\*\* Welcome to this charming Victorian terrace house located on Earlham Road, within the sought after Golden Triangle area of Norwich. This delightful property boasts a large bay front and is set back elevated from the road, offering a lovely sense of privacy.

The property is in need of modernising throughout, offering scope for the new owners to put their own mark on a large family home, which still retains a number of original features including sash windows. The ground floor boasts a bay fronted sitting room, dining room with French doors to the garden, breakfast room, kitchen and utility/shower room whilst the first floor has four bedrooms and shower room all off landing. Externally, there is a larger than average private rear garden. Offered for sale with no onward chain.

The property is within stones throw of local shops, cafes' and amenities, as well as having a regular bus stop is nearby giving easy access to the City Centre.

### Entrance Hall

Glazed entrance door, stairs to first floor landing, under stairs storage cupboard and cornice.

### Sitting Room 15'5" max into bay x 12'11" max (4.72 max into bay x 3.94 max)

Large sash bay window to front aspect, open fireplace with tiled inset and wooden surround, picture rail and radiator.

### Dining Room 13'5" max x 11'4" (4.09 max x 3.47)

French doors leading out to the garden, cornice, picture rail and radiator.

### Breakfast Room 10'0" x 13'0" (3.06 x 3.98)

Sash window to side aspect, storage cupboard and radiator.

### Kitchen 9'9" x 10'11" max (2.99 x 3.33 max)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink drainer, part tiled splash backs, cooker point, space for fridge, two windows to side aspect and glazed door leading out to the garden.

### Utility / Cloakroom 6'8" x 5'8" (2.05 x 1.73)

Two windows to side aspect, work surfaces with plumbing for washing machine beneath, sink, low level WC, shower cubicle with inset electric shower and radiator.

### First Floor Landing

Loft access and doors to all first floor rooms.

### Master Bedroom 19'2" max x 15'5" max into bay (5.86 max x 4.72 max into bay)

Large sash bay window and further window to front aspect and two radiators.

### Bedroom 13'3" max x 13'6" (4.04 max x 4.12)

Sash window to rear aspect overlooking the garden, fireplace, cornice and radiator.

### Bedroom 10'0" max x 9'10" (3.06 max x 3.01)

Sash window to rear aspect overlooking the garden, cupboard housing the gas central heating boiler and radiator.

### Bedroom 7'0" x 6'0" (2.14 x 1.84)

Sash window to side aspect and radiator.

### Shower Room

Suite comprising double shower cubicle with inset shower, wash hand basin, low level WC, part panelled walls, radiator and sash window to side aspect.

### Front Garden

The property is set in an elevated position set back from the road, with pathway and steps leading to the entrance door, shingled area with inset shrubs and access to the rear garden.

### Rear Garden

Larger than average garden enclosed by fencing and laid predominately to lawn with shrub and tree insets.

### Agents Note

EPC - D

Council Tax Band - D

The property requires updating throughout.

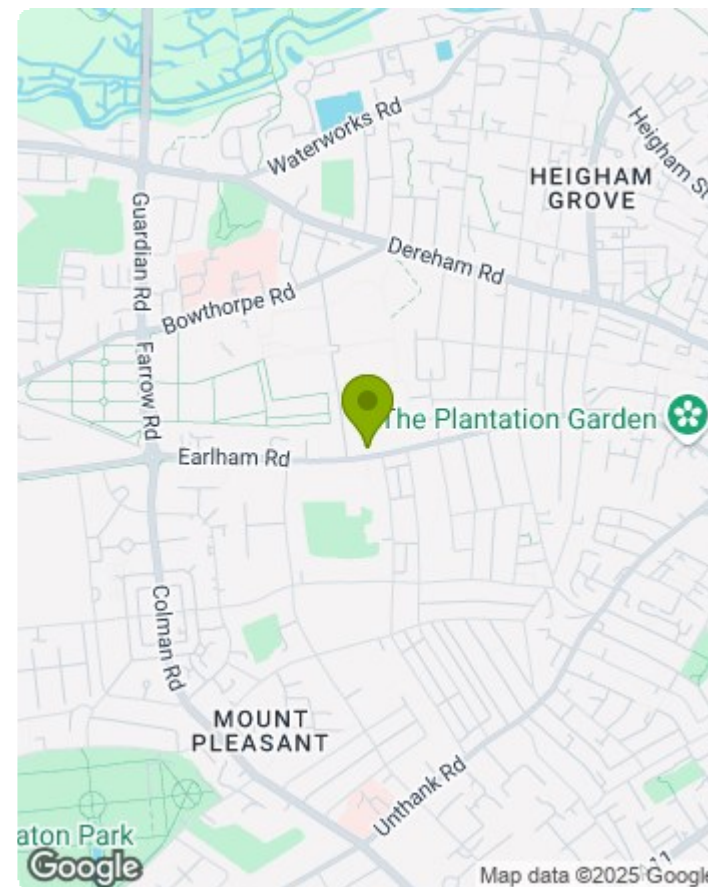
The property has gas central heating to radiators.



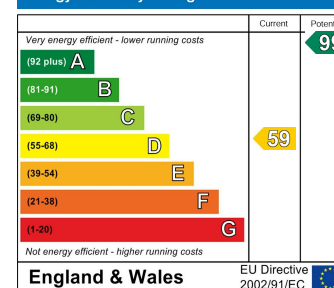


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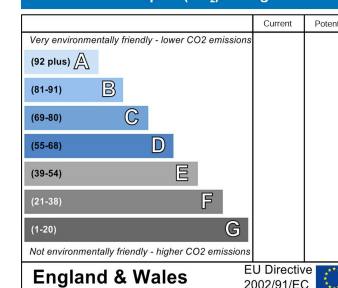
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



#### Environmental Impact (CO<sub>2</sub>) Rating



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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.

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