



Havelock Road
Norwich, NR2 3HQ

Guide Price £400,000 - £425,000

claxtonbird
residential

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*** Guide Price £400,000 - £425,000 *** ClaxtonBird are delighted to offer for sale this charming Victorian hall entrance mid terrace house situated in a desirable location within the sought-after Golden Triangle area of Norwich. The accommodation is in good order throughout, comprising an entrance hall, sitting room, dining room, kitchen, further reception room and bathroom to the ground floor. On the first floor there is a master bedroom with en-suite shower room and two further bedrooms. Externally, there is a good sized West facing rear garden. Early viewing is highly recommended.

Entrance Hall

Entrance door, radiator and door to dining room.

Dining Room 12'10 x 11'1 (3.91m x 3.38m)

Sash window to rear aspect, picture rail, stairs to first floor landing, under stairs storage cupboard and radiator.

Sitting Room 12'5 max into recess x 12'3 (3.78m max into recess x 3.73m)

Characterful room packed with period features including sash window to front aspect with fitted shutters, picture rail, cornicing, ceiling rose and high ceilings, decorative fireplace and radiator.

Kitchen 9'8 x 6'6 (2.95m x 1.98m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl ceramic sink unit with mixer tap, built in electric oven with inset electric hob, plumbing for washing machine, under counter space for fridge, cupboard housing the central heating boiler and window to side aspect. Open plan to:

Reception Room 12'5 x 7'4 (3.78m x 2.24m)

Currently being used as a music room, with window and door to side, radiator and door to bathroom.

Bathroom

White suite comprising bath with telephone style mixer tap, pedestal wash hand basin, WC, radiator and hardwood double glazed window to rear aspect.

First Floor Landing

Large built in storage cupboard and loft access.

Bedroom 15'7 max x 12'3 (4.75m max x 3.73m)

Two sash windows to front aspect with fitted shutters and radiator.

En Suite

Suite comprising shower cubicle with rainfall shower and wash hand vanity unit with mixer tap.

Bedroom 10'4 x 10'7 (3.15m x 3.23m)

Sash window to rear aspect, built in storage cupboard and radiator.

Bedroom 9'8 x 6'6 (2.95m x 1.98m)

Window to rear aspect and radiator.

Front Garden

Traditional terrace style garden with pathway leading to the entrance door.

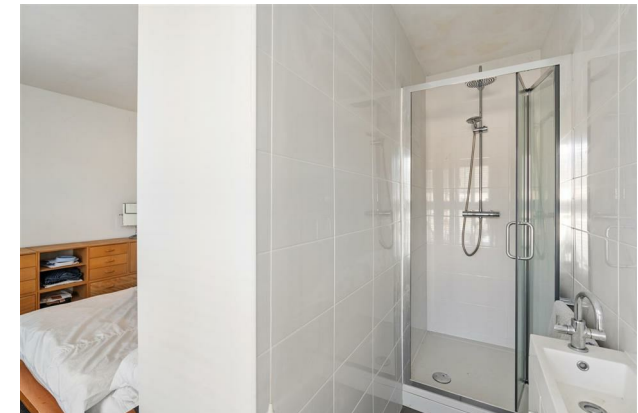
Rear Garden

Good sized West facing garden with numerous borders, lawned area, patio area and paved pathway leading to the shed.

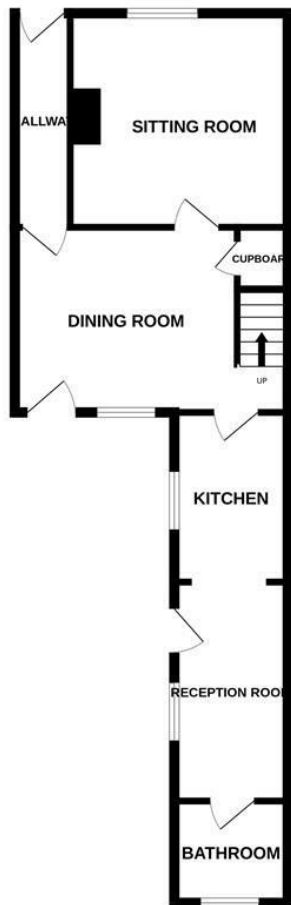
Agents Note

Council Tax Band B

EPC Rating D



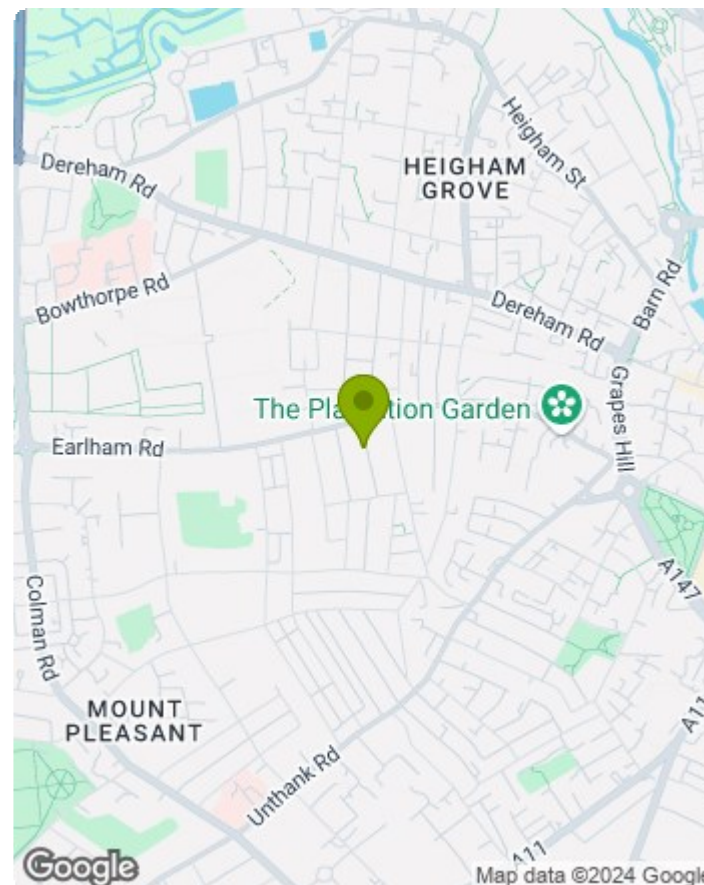
GROUND FLOOR



1ST FLOOR



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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (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 | |

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. Made with MetroPix ©2024

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- 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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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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