



Northumberland Street  
Norwich, NR2 4EH

**Guide Price £250,000 - £260,000**

claxtonbird  
residential

## Northumberland Street, Norwich, NR2 4EH

\*\*\* Guide Price £250,000 - £260,000 \*\*\* ClaxtonBird are delighted to offer this three bedroom townhouse situated just off Dereham Road, to the West of the City, within close proximity to range of local amenities. The property is offered for sale with no onward chain and benefits from double glazing, warm air heating, off road parking and a garage. Internally, the accommodation comprises entrance porch, sitting room, dining room and kitchen to the ground floor, whilst to the first floor there are three bedrooms and bathroom off landing. Early viewing is highly recommended.

### Entrance Porch

Double glazed entrance door, wood effect floor and door to sitting room.

### Sitting Room 16'10" max x 13'11" max (5.14 max x 4.26 max)

Double glazed window to front aspect, stairs to first floor and wood effect floor.

### Dining Room 10'10" x 8'0" (3.32 x 2.44)

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

### Kitchen 8'4" x 8'10" (2.56 x 2.71)

Wall and base units with roll top work surfaces over, sink / drainer with mixer tap, built in oven with hob and extractor, space for fridge freezer, plumbing for washing machine, part tiled splash backs, wood effect floor and upvc double glazed window and door leading out to the garden.

### First Floor Landing

Airing cupboard housing the hot water cylinder and loft access.

### Bedroom 12'0" x 9'0" plus recess (3.66 x 2.76 plus recess)

Double glazed window to front aspect.

### Bedroom 10'9" x 8'8" max plus recess (3.30 x 2.66 max plus recess)

Double glazed window to rear aspect.

### Bedroom 7'10" x 7'5" (2.40 x 2.27)

Double glazed window to front aspect and wood effect floor.

### Bathroom

Suite comprising panel bath with shower over, low level WC, wash hand basin, part tiled walls, wood effect floor and two double glazed windows to rear aspect.

### Front Garden

Laid to bark and enclosed by dwarf wall with pathway leading to the entrance door.

### Rear Garden

Enclosed by wall and fencing with shrub borders and rear access gate.

### En Bloc Garage

Up and over door with off road parking space in front.

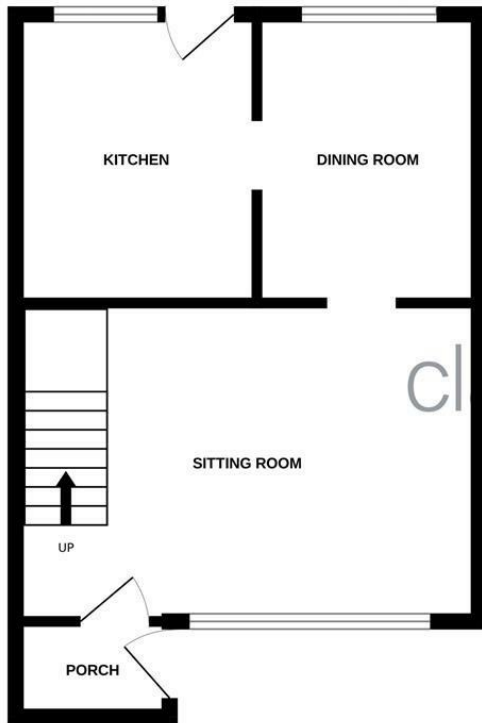
### Agents Note

Council Tax Band B

EPC Rating D



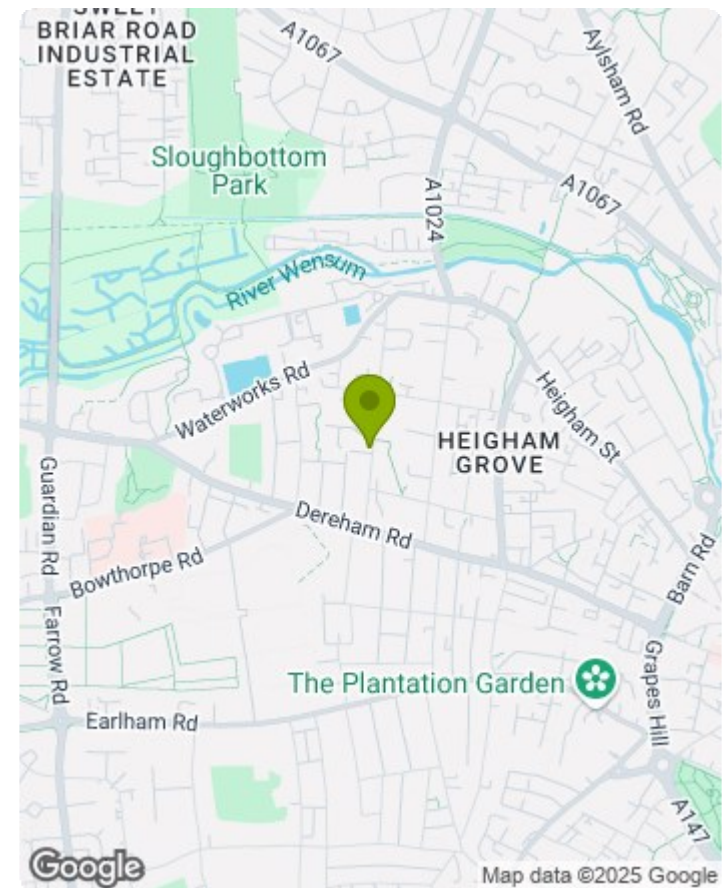
GROUND FLOOR



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) <b>A</b>                          |                         | 89        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 61                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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