



**Bury Street**  
**Norwich, Norfolk NR2 2DJ**  
**Guide Price £280,000 - £290,000**

**claxtonbird**  
residential



## Bury Street, Norwich, Norfolk NR2 2DJ

\*\*\* Guide Price £280,000 - £290,000 \*\*\* ClaxtonBird are pleased to offer this well presented Victorian terrace house positioned just off Unthank Road, within a stones throw of various local amenities. The property boasts an impressive traditional façade and preserves some original features, including sash windows and decorative fireplaces, adding character to this home. In brief, the full accommodation comprises sitting room, kitchen / dining room, lobby and shower room to the ground floor, whilst to the first floor there are two double bedrooms and en suite bathroom. Externally, there is a non bisected South West facing garden with access on to the prestigious Mount Pleasant. Being nestled within the Golden Triangle, this charming home is situated at the heart of a vibrant and lively community, with easy access in to the City Centre.

### Sitting Room 11'7 max x 11'4 (3.53m max x 3.45m)

Victorian entrance door, sash window to front aspect, feature decorative cast iron fireplace with tiled inset and wood surround, ceiling rose, cornice, stripped wooden floor and radiator.

### Kitchen / Dining Room 11'3" max x 11'7" (3.45 max x 3.55)

Fitted kitchen comprising base units with solid oak wood block work surfaces over, butler sink with mixer tap, built in stainless steel oven with hob, part tiled walls, fitted dresser unit and storage cupboard to recesses, under stairs storage cupboard, decorative exposed brick fireplace, ample space for dining table and chairs and sash window overlooking the garden.

### Rear Lobby

Wall mounted storage cupboard, plumbing for washing machine and door leading out to the garden.

### Shower Room

Suite comprising shower cubicle with inset shower, pedestal wash hand basin, low level WC, tiled effect floor, heated towel rail and double glazed window to side aspect.

### External Boiler Room

Wall mounted gas central heating boiler and radiator.

### First Floor Landing

### Bedroom 11'7 x 11'4 (3.53m x 3.45m)

Sash window to front aspect, decorative fireplace, built in storage cupboard to recess, over stairs storage cupboard and radiator.

### Bedroom

Sash window to rear aspect, bespoke fitted triple fitted wardrobe with sliding doors, further cupboard fitted to recess, radiator and door to en suite.

### En Suite Bathroom

Three piece white suite comprising panelled bath, pedestal wash hand basin, low level WC, airing cupboard, further storage cupboard with double doors, stripped wooden floor, radiator, towel rail radiator and double glazed window to rear aspect.

### Front Garden

Traditional terrace style garden enclosed by wall with gated pathway leading to the entrance door.

### Rear Garden

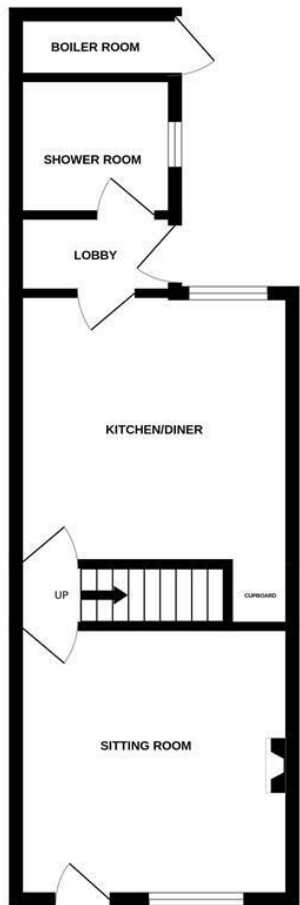
Non bisected South West facing garden laid predominately to shingle and paving, offering ample space for outdoors table and chairs, with shrub borders and doors leading out onto Mount Pleasant.

### Agents Note

Council Tax Band B

EPC Rating C

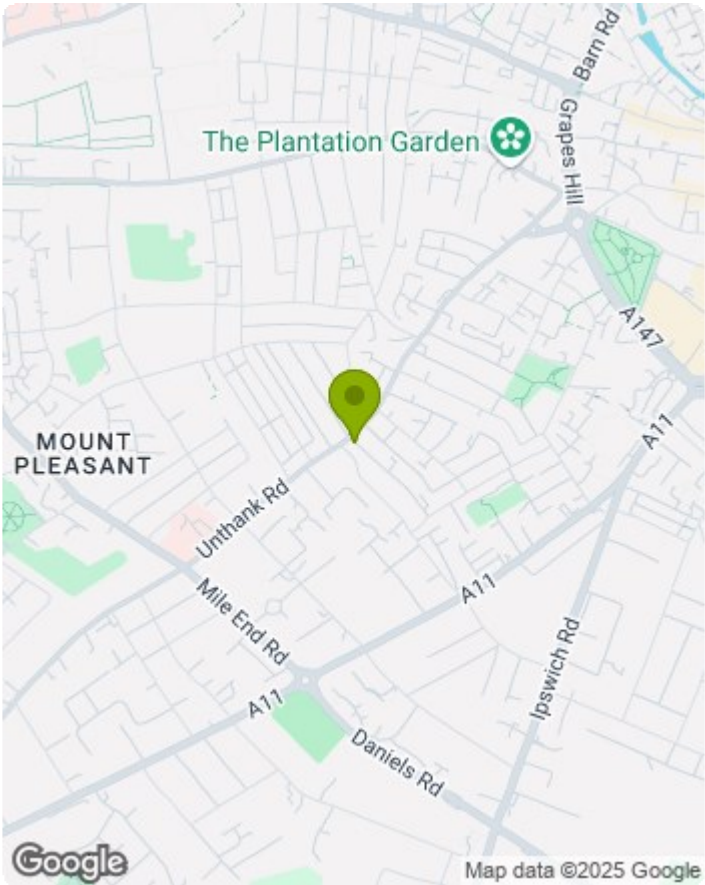




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		90
(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	

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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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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