



**Waldeck Road**  
**Norwich, Norfolk NR4 7PG**  
**Guide Price £260,000 - £270,000**

**claxtonbird**  
residential



## Waldeck Road, Norwich, Norfolk NR4 7PG

\*\*\* Guide Price £260,000 - £270,000 \*\*\* ClaxtonBird are delighted to offer this charming Victorian mid terrace house, nestled in the sought after Golden Triangle area of Norwich. The property boasts a modern fitted kitchen, recently re-modelled first floor bathroom and two well proportioned bedrooms. Further enhancing the appeal of this home is the upvc double glazing and gas central heating, providing energy efficiency and comfort throughout the year. Outside, there is a good sized rear garden offering a pleasant raised deck area, ideal for al fresco dining during the warmer months. The vibrant community within the Golden Triangle is known for its lively atmosphere, with easy access to an array of local shops, cafes, and parks. Early viewing is highly recommended.

### Sitting Room 12'9 x 10'2 (3.89m x 3.10m)

Entrance door, double glazed window to front aspect, decorative fireplace and radiator.

### Lobby

Stairs to first floor.

### Dining Room 12'9 x 10'1 (3.89m x 3.07m)

Double glazed window to rear aspect, built in under stairs storage cupboard and radiator.

### Kitchen 9'9 x 5'0 (2.97m x 1.52m )

Fitted kitchen comprising a range of matching base and eye level units with timber block work surfaces over, inset single bowl sink unit, built in electric oven with inset gas hob and extractor hood over, built in dishwasher, double glazed window to side aspect and door leading out to the garden.

### Rear Lobby

Plumbing for washing machine.

### Shower Room

Suite comprising shower cubicle, pedestal wash hand basin, WC, radiator and double glazed window to side aspect.

### First Floor Landing

### Bedroom 12'11 x 10'2 (3.94m x 3.10m)

Double glazed window to front aspect, stripped wooden floor and radiator.

### Bedroom 12'10 x 10'2 (3.91m x 3.10m)

Double glazed window to rear aspect, cast iron fireplace, stripped wooden floor and radiator. Door to:

### Bathroom

Recently fitted suite comprising bath with mixer tap and rainfall shower over, wash hand basin set in vanity unit, WC, heated towel rail and double glazed window to rear aspect.

### Front Garden

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

### Rear Garden

Good sized bisected garden laid predominantly to shingle with plant and shrub borders, and raised decked area providing space for al fresco dining.

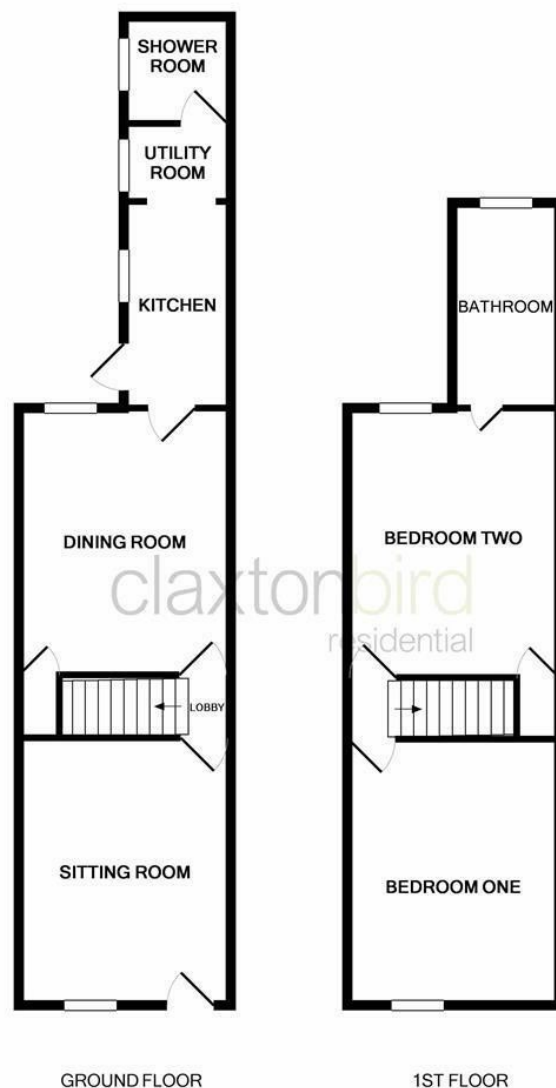
### Agents Note

Council Tax Band B

Energy Rating C

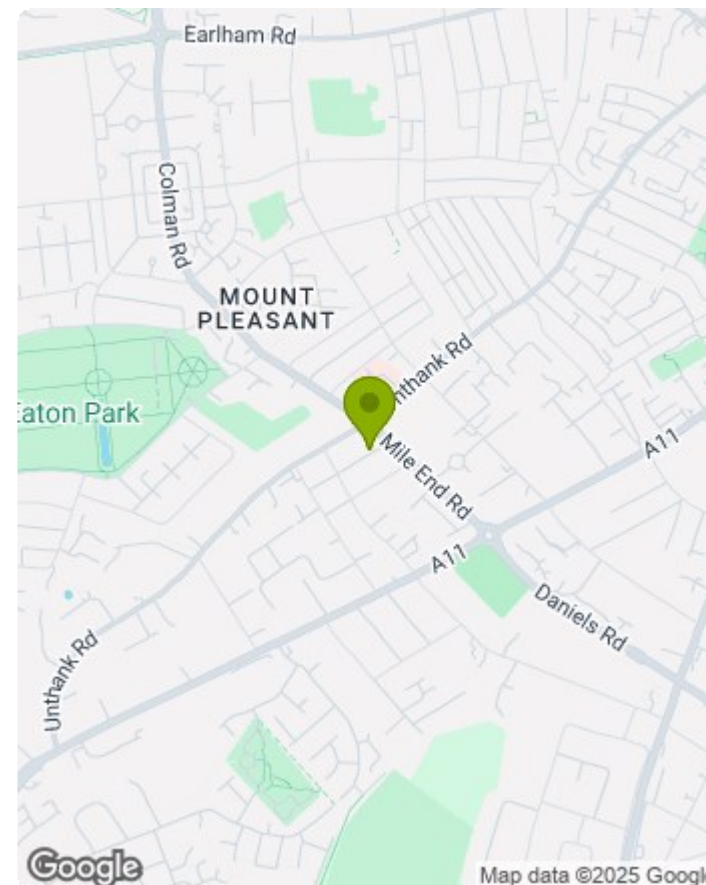
The washing machine and the fridge will be staying in the house.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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>		<b>89</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 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		

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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.
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