



Gunton Road
Norwich, NR2 3QU
Guide Price £260,000 - £270,000

claxtonbird
residential

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*** Guide Price £260,000 - £270,000 *** ClaxtonBird are delighted present this charming three-bedroom end terrace townhouse, nestled in a peaceful cul-de-sac in the highly sought-after NR2 postcode of Norwich. Enjoying a corner plot, this property offers a notable degree of privacy while being just a short walk from a parade of shops, the local library, and convenient transport links to the City Centre. Internally, there is gas central heating and upvc double glazing throughout, ensuring warmth and energy efficiency during the colder months. In brief, the full accommodation comprises entrance hall, sitting room, kitchen & bathroom to the ground floor, whilst to the first floor there are three bedrooms off landing. Outside the property has gardens to three sides. Early viewing is highly recommended.

Entrance Hall

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

Sitting Room 13'0" max x 15'0" (3.97 max x 4.58)

Upvc double glazed windows to front and rear aspect, shelving to recess and radiator.

Kitchen 9'1" x 8'3" (2.78 x 2.52)

Fitted kitchen comprising wall and base units with work surface over, stainless steel sink drainer, cooker point, plumbing for washing machine, space for fridge freezer, upvc double glazed window to rear aspect and glazed door leading out to the garden.

Bathroom 9'1" x 3'10" (2.77 x 1.19)

Three piece suite comprising panel bath with electric shower over, pedestal wash hand basin, low level WC, tiled effect floor, radiator and upvc double glazed window to rear aspect.

First Floor Landing

Upvc double glazed window to front aspect, loft access and doors to all first floor rooms.

Bedroom 11'11" max x 11'11" max (3.64 max x 3.65 max)

Upvc double glazed window to rear aspect, fitted wardrobes, built in storage cupboard and radiator.

Bedroom 12'7" max x 7'7" max (3.84 max x 2.33 max)

Upvc double glazed window to rear garden, built in cupboard housing the gas central heating boiler and pressurised cylinder, and radiator.

Bedroom 12'2" max x 6'11" max (3.73 max x 2.11 max)

Upvc double glazed window to front aspect and radiator.

Front Garden

Lawned garden enclosed by fencing with flowers, shrubs and hedge borders, gated pathway leading to the entrance door and pathway leading down the side of the property with timber shed and shrub borders.

Rear Garden

Lawned garden fully enclosed by fencing and hedging with patio area offering space for outside table and chairs, mature trees, flower and shrub borders and outside tap.

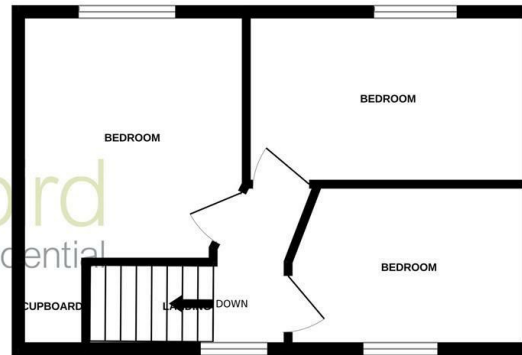
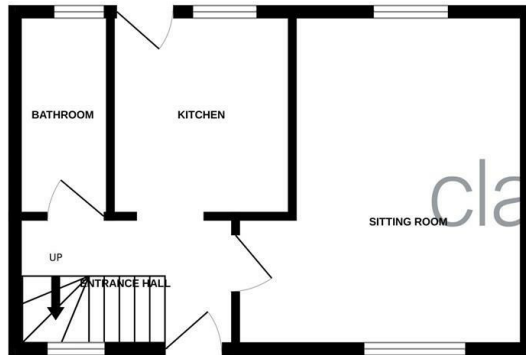
Agents Note

Council Tax Band B

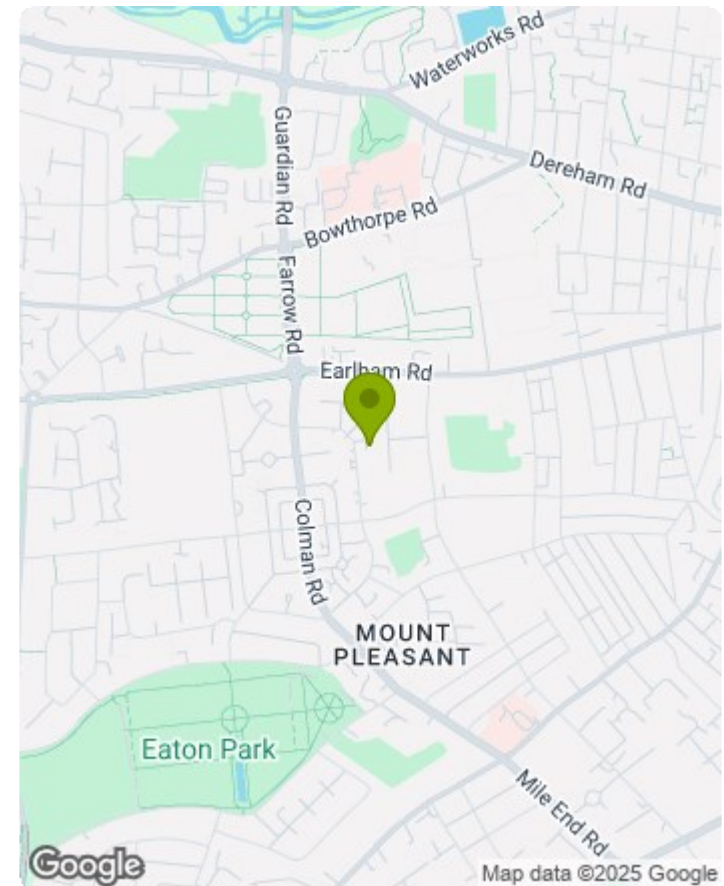


GROUND FLOOR

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) A		86
(81-91) B		
(69-80) C		
(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	EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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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