



Buckingham Road
Norwich, NR4 7DF
Guide price £300,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this three-bedroom semi-detached house, situated within easy access to the City Centre, the University and the Hospital. The property features well-designed living spaces, including an impressive 20ft sitting room, kitchen/dining room and a convenient rear lobby to the ground floor. Upstairs, you'll find three good sized bedrooms, bathroom and cloakroom all off landing. Further benefits include gas central heating and double glazing throughout, providing comfort and energy efficiency all year round. The exterior boasts a shingled driveway for convenient parking at the front and a private enclosed garden at the rear. One of the standout aspects of this property is its location, just a short stroll away from Eaton Park, renowned as one of Norwich's most beautiful historical parks. Offered for sale with no onward chain and early viewing is highly recommended.

Entrance Hall

Double glazed entrance door, stairs to first floor and radiator.

Sitting Room 20'2 x 12'5 max into recess (6.15m x 3.78m max into recess)

Double glazed windows to front and rear aspect and two radiators.

Kitchen / Dining Room 15'2 x 8'9 (4.62m x 2.67m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset single drainer stainless steel sink unit with mixer tap, free standing gas cooker, built in pantry, radiator and double glazed windows to front and rear aspect.

Rear Lobby

Large understairs storage area, wall mounted gas central heating boiler, plumbing for washing machine and space for dryer.

First Floor Landing

Double glazed window to rear aspect.

Bedroom 11'1 x 8'9 (3.38m x 2.67m)

Double glazed window to front aspect, built in cupboard and radiator.

Bedroom 9'6 x 8'5 (2.90m x 2.57m)

Double glazed window to rear aspect and radiator.

Master Bedroom 12'4 x 11'5 (3.76m x 3.48m)

Double glazed window to front aspect, built in cupboard and radiator.

Bathroom

Suite comprising bath with shower over, pedestal wash hand basin, tiled walls, tiled floor and double glazed window to rear aspect.

Cloakroom

WC and double glazed window to rear aspect.

Front Garden

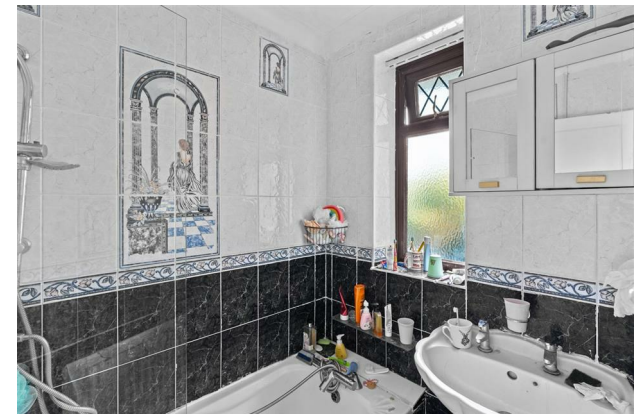
Laid to shingle providing off road parking.

Rear Garden

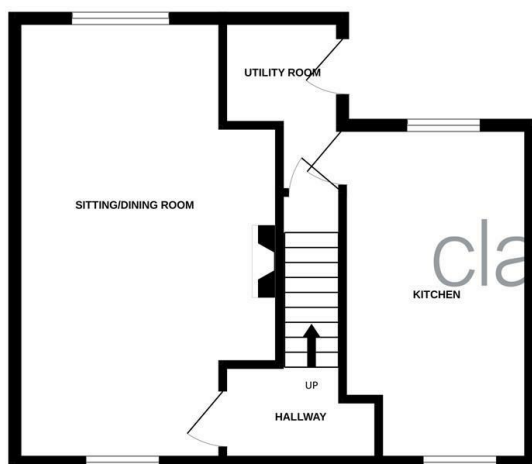
Fully enclosed by fencing and laid to patio and lawn with brick brick-built shed and outside toilet.

Agents Note

Council Tax Band B



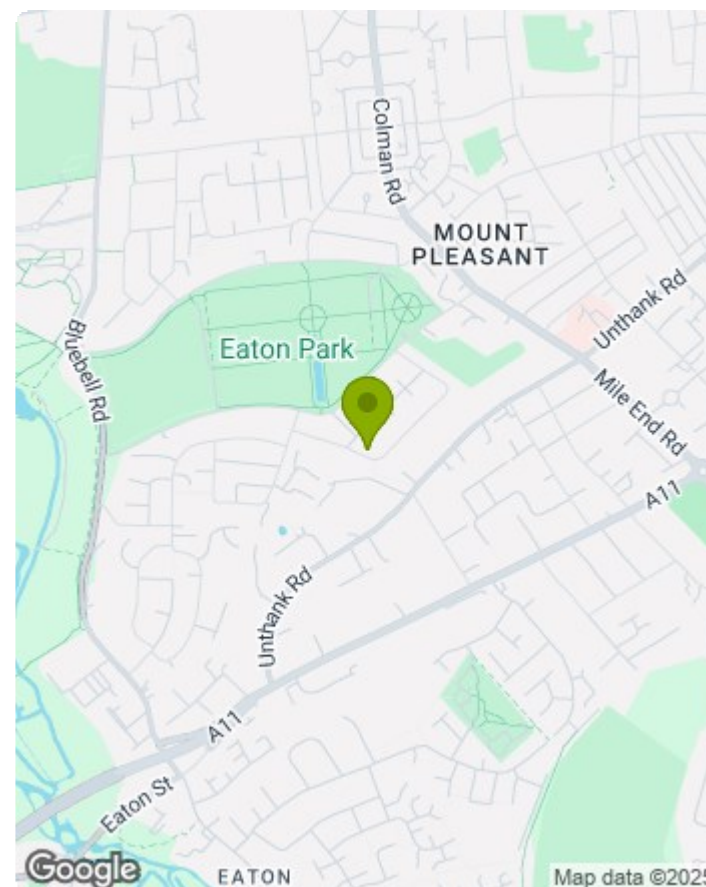
GROUND FLOOR



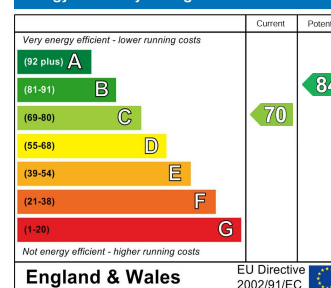
1ST FLOOR



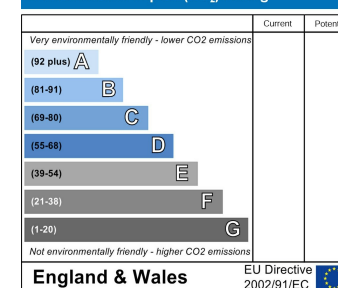
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



England & Wales

Environmental Impact (CO₂) Rating

England & Wales

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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