



Sigismund Road
Norwich, NR1 2RJ
Guide price £325,000

claxtonbird
residential

Sigismund Road, Norwich, NR1 2RJ

ClaxtonBird are pleased to present this charming hall entrance terrace house, situated just to the South of the City, within easy access to a range of local amenities and the City Centre. This delightful property boasts a bay fronted facade, flooding the sitting room with natural light and creating a welcoming atmosphere. Further ground floor accommodation includes a dining room, well-equipped kitchen and a convenient bathroom suite. On the first floor, you will find three bedrooms off landing, with the master bedroom having an en suite shower room. One of the standout features of this lovely home is the non-bisected rear garden, which provides a peaceful outdoor space to enjoy. This location is ideal for those who appreciate the convenience of city living while still enjoying a quiet residential area.

Entrance Hall

Entrance door, stairs to first floor, cornice, stripped wooden floor and radiator

Sitting Room 14'4" max into bay x 10'5" max into recess (4.38 max into bay x 3.19 max into recess)

Upvc double glazed sash look bay window to front aspect, fireplace with wood surround, shelving to recess, picture rail, cornice and raditaor.

Dining Room 10'10" max x 11'0" (3.32 max x 3.36)

Upvc double glazed sash look window to rear aspect, understairs storage cupboard, stripped wooden floor and radiator.

Kitchen 9'6" x 8'5" (2.91 x 2.58)

Fitted kitchen comprising wall and base units with work surfaces over, sink drainer with mixer tap, space for Range cooker with extractor hood over, plumbing for dishwasher, space for fridge freezer, tiled splacks, wall mounted gas central heating boiler, tiled floor and upvc double glazed window to side aspect.

Lobby

Storage cupboard with shelving, plumbing for washing machine and upvc double glazed door leading out to the garden.

Bathroom

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

First Floor Landing

Loft access.

Bedroom 14'0" max x 11'10" max (4.27 max x 3.63 max)

Two upvc double glazed windows to front aspect, cast iron fireplace and radiator. Door to:

En Suite Shower Room

Suite comprising shower cubicle with inset shower, wash hand basin, low level WC, part tiled walls, extractor fan, spotlights and wood effect floor.

Bedroom 11'0" x 8'3" max (3.37 x 2.53 max)

Upvc double glazed sash look window to rear aspect and radiator.

Bedroom 8'6" x 9'5" (2.61 x 2.89)

Upvc double glazed sash look window to rear aspect and radiator.

Front Garden

Walled garden laid to shingle with inset shrubs and Harlequin tiled pathway leading to the entrance door.

Rear Garden

Non bisected garden laid predominatley to lawn with patio area providing an outdoor seating space, a variety of flower and shrub borders, outside tap, home office / shed and gated access to passageway.

Home Office / Shed 7'5" x 5'6" (2.27 x 1.68)

Power, light, window and door leading out to the garden.

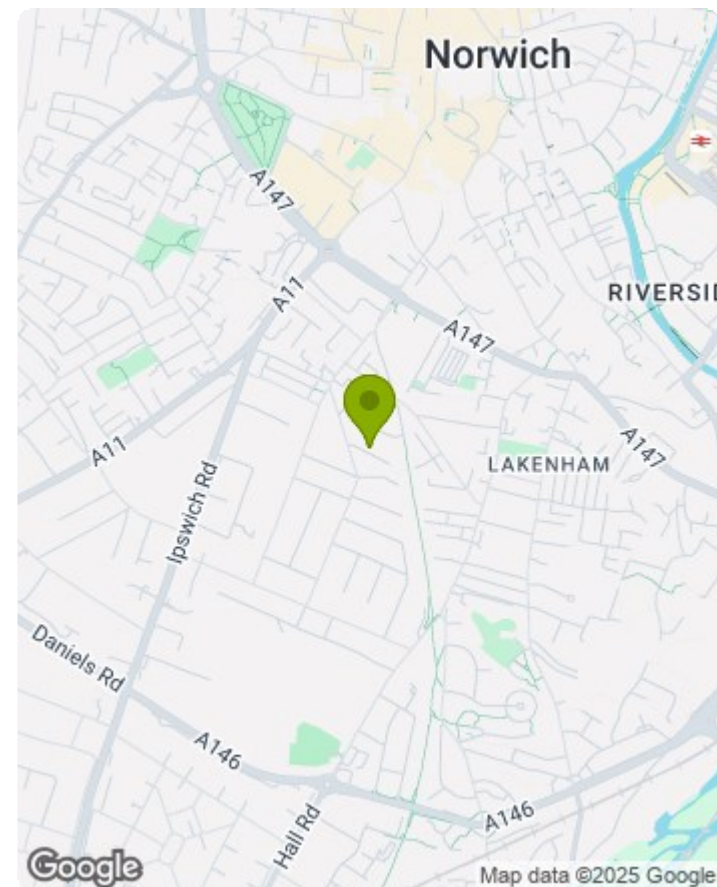
Agents Note

Council Tax Band B
EPC Rating C





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	

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	

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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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