



Pembroke Road
Norwich, NR2 3HD
Asking price £325,000

claxtonbird
residential

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*** Launch Event Saturday 31st May - Strictly By Appointment Only *** ClaxtonBird are delighted to offer this charming three-bedroom hall entrance terrace house, ideally situated at the heart of the vibrant Golden Triangle area of Norwich. This prime location offers easy access to a wealth of local amenities, making it perfect for modern living. The property would benefit from some updating throughout, providing an excellent opportunity for the new owners to make their own mark. Internally, the accomodation boasts two spacious reception rooms, open plan kitchen/breakfast room and cloakroom to the ground floor. Ascending to the first floor, you will find three bedrooms and family bathroom off landing. Additional benefits include a recently installed gas central heating boiler (2024) and a larger-than-average non-bisected rear garden.

Entrance Hall

Entrance door with fan light above, stairs to first floor, wood effect floor and radiators.

Sitting Room 11'5" max to recess x 11'5" (3.50 max to recess x 3.50)

Sash window to front aspect, feature cast iron fireplace with tiled inset and wood surround, picture rail, ceiling rose and radiator.

Dining Room 12'5" max x 9'6" (3.81 max x 2.90)

Sash window to rear aspect, cast iron fireplace with wood surround, understairs storage cupboard, cornice, ceiling rose, wood effect floor and radiator.

Breakfast Room 8'4" x 7'5" (2.56 x 2.27)

Window to side aspect, space for breakfast table, radiator and door leading out to the garden. Open to:

Kitchen 7'4" x 7'2" (2.24 x 2.20)

Fitted kitchen comprising wall and base units with roll top work surfaces over, stainless steel sink drainer with mixer tap, built in oven with hob and extractor over, plumbing for washing machine, tiled splashbacks and window to side aspect.

Cloakroom

Low level WC, wash hand basin, tiled splash back, extractor fan, wall mounted gas central heating boiler and window to side aspect.

First Floor Landing

Double storage cupboard with shelving, loft access and doors to all first-floor rooms.

Bedroom 11'6" x 10'2" max into recess (3.51 x 3.12 max into recess)

Sash window to front aspect and radiator.

Bedroom 9'5" x 9'5" max to recess (2.89 x 2.89 max to recess)

Sash window to rear aspect and radiator.

Bedroom 8'3" x 7'5" (2.53 x 2.27)

Window to side aspect and radiator.

Bathroom 8'5" x 4'7" (2.59 x 1.41)

Three piece suite comprising panel bath with mixer tap, shower attachment and shower screen, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, radiator and sash window to front aspect.

Front Garden

Shingled garden enclosed by wall and railing with hedge border and pathway leading to the entrance door.

Rear Garden

Non bisected lawned garden enclosed by fencing with shrub borders, timber storage shed and gated access to passage.

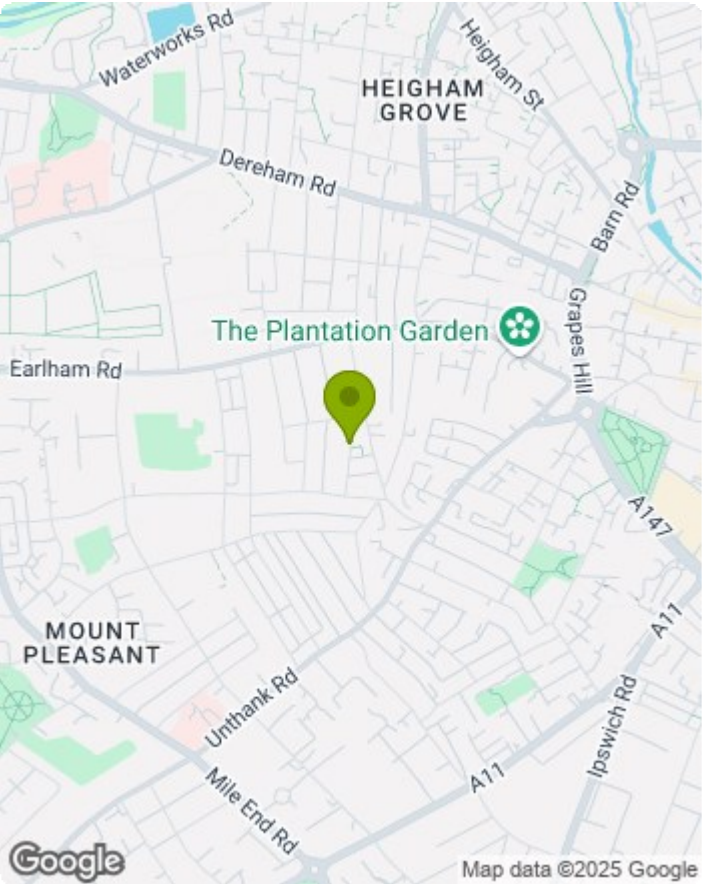
Agents Note


Council Tax Band B





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			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 ₂) 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

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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