



Livingstone Street
Norwich, NR2 4HE
Guide Price £210,000

claxtonbird
residential

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*** Launch Event Saturday 31st May - Strictly By Appointment Only *** ClaxtonBird are delighted to offer for this sale three-bedroom mid-terrace house, situated in popular West City location within walking distance to a range of local amenities. Internally, the property is in need of some updating throughout, presenting an excellent opportunity for the new owners to make their mark. In brief, the accommodation comprises sitting room, dining room, kitchen, rear lobby and bathroom to the ground floor, whilst to the first floor there are two bedrooms and a box room. Further benefits include double glazing and gas central heating, ensuring warmth and comfort throughout the year. Offered for sale with no onward chain.

Sitting Room 11'10 max into recess x 11'4 (3.61m max into recess x 3.45m)

Double glazed entrance door, double glazed window to front aspect, cast iron fireplace with tiled surround and hearth and stripped wooden floor.

Lobby

Stairs to first floor and radiator.

Dining Room 11'10 max into recess x 10'9 (3.61m max into recess x 3.28m)

Double glazed window to rear aspect, tiled fireplace with hearth, under-stairs storage cupboard, stripped wooden floor and radiator.

Kitchen 8'2 x 6'5 (2.49m x 1.96m)

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, built-in electric oven with inset electric hob with extractor hood over, plumbing for washing machine and double glazed window to side aspect.

Rear Lobby

Space for upright fridge freezer, radiator and door leading out to the garden.

Bathroom

White suite comprising bath with mains shower over, high level WC, pedestal wash hand basin, chrome upright towel rail, fully tiled walls, tiled floor and double glazed window to side aspect.

First Floor Landing

Bedroom 11'10 max into recess x 11'4 (3.61m max into recess x 3.45m)

Double glazed window to front aspect and radiator.

Bedroom 11'10 max x 10'4 (3.61m max x 3.15m)

Double glazed window to rear aspect, built-in cupboard and radiator. Door to:

Bedroom 8'2 x 6'5 (2.49m x 1.96m)

Double glazed window to rear aspect, wash hand basin set in vanity unit and radiator.

Front Garden

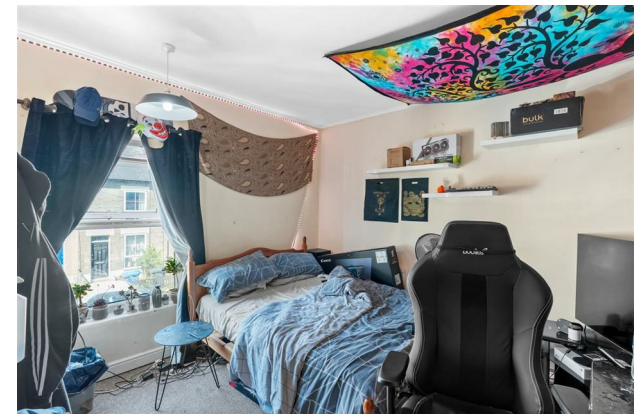
Traditional terrace style garden with pathway leading to the entrance door.

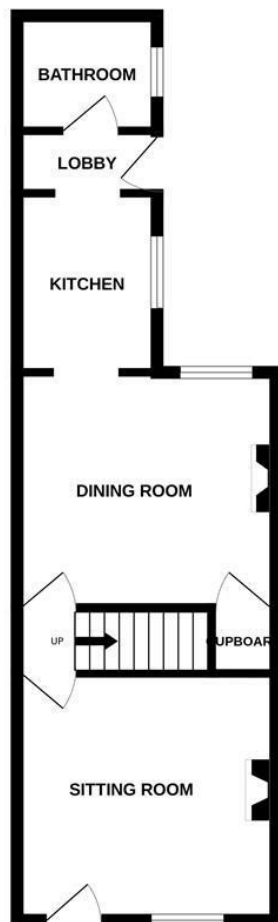
Rear Garden

Bisected garden laid predominantly to lawn with trees, plants, shrubs and timber shed.

Agents Note

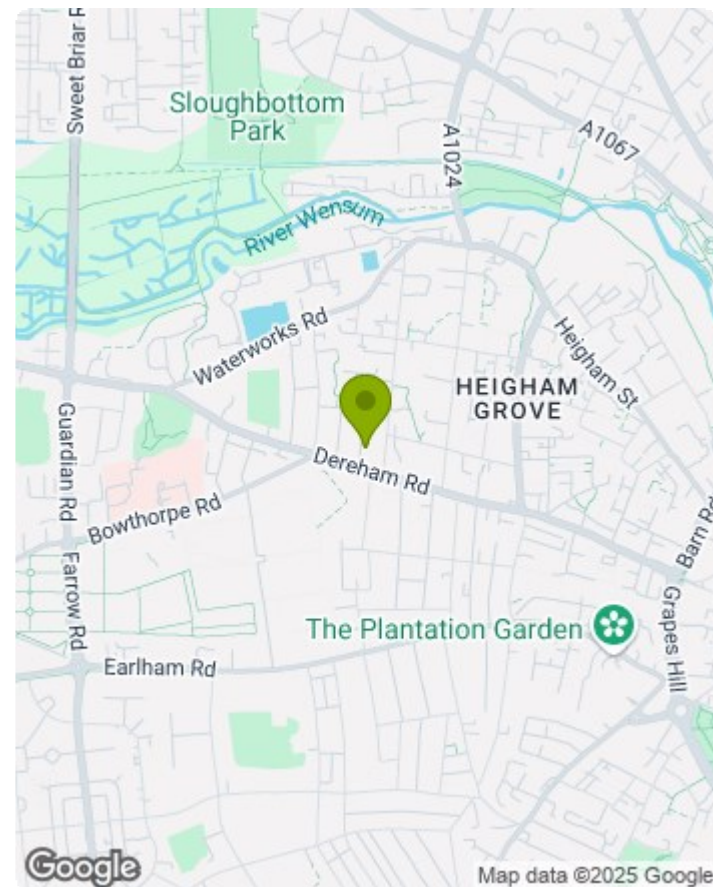
Council Tax Band B





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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		
(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	

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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