



Vincent Road
Norwich, NR1 4HQ
Guide Price £230,000 - £240,000

claxtonbird
residential

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*** Launch Event Saturday 14th June - Strictly By Appointment Only *** Guide Price £230,000 - £240,000 *** This beautifully presented three-bedroom terraced home seamlessly blends period charm with contemporary style. The inviting sitting room features a bay window, wood burner, and attractive wooden flooring, creating a warm and characterful space. A separate dining room opens to the rear garden via French doors and flows into a well-equipped kitchen, while the stylish ground floor bathroom offers a modern three-piece suite. Upstairs, all three bedrooms enjoy wood flooring and sash-style UPVC double glazing. Outside, the enclosed rear garden is shingled for easy maintenance with inset shrubs and flowers and includes a timber summer house/studio with power and light—perfect as a home office or creative retreat. The front garden is equally low-maintenance, with a path leading to the entrance.

Sitting Room 11'1" max into recess x 13'5" max into bay (3.39 max into recess x 4.11 max into bay)

Upvc double glazed entrance door, sash look upvc double glazed bay box window to front aspect, feature wood burner with tiled hearth and brick inset, wooden floor and radiator.

Dining Room 11'0" max to recess x 11'0" (3.36 max to recess x 3.37)

Upvc double glazed French doors leading out to the garden, under-stairs storage cupboard, wood effect floor and radiator. Open to:

Kitchen 6'9" x 6'3" (2.06 x 1.91)

Fitted kitchen comprising wall and base units with roll top work surface over, stainless steel sink drainer, cooker point, plumbing for washing machine, tiled splash backs, wood effect floor and two double glazed sash look windows to side aspect.

Bathroom 5'6" x 6'1" (1.69 x 1.87)

Three piece suite comprising panel bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, part tiled walls, wood effect floor, extractor fan, upvc double glazed sash look window to side aspect and radiator.

First Floor Landing

Bedroom 10'11" max x 10'9" (3.35 max x 3.30)

Upvc double glazed sash look window to front aspect, over stairs storage cupboard with loft access, wooden floor, and radiator.

Bedroom 10'11" max into recess x 11'0" (3.34 max into recess x 3.37)

Upvc double glazed sash look window to rear aspect, wooden floor and radiator. Door to:

Bedroom 11'10" max x 6'3" (3.61 max x 1.91)

Upvc double glazed sash look window to side aspect, storage cupboard housing the gas central heating boiler, wooden floor and radiator.

Front Garden

Shingled garden with pathway leading to the entrance door.

Rear Garden

Enclosed bisected garden laid to shingle with ample space for an outdoor seating area, inset flower and shrubs, outside tap and timber summer house.

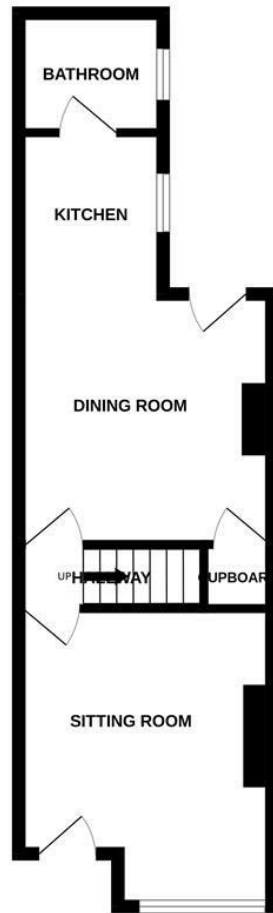
Summer House / Studio 7'6" x 7'7" (2.29 x 2.33)

Power, light, wood effect floor and double glazed windows and doors leading to the garden.

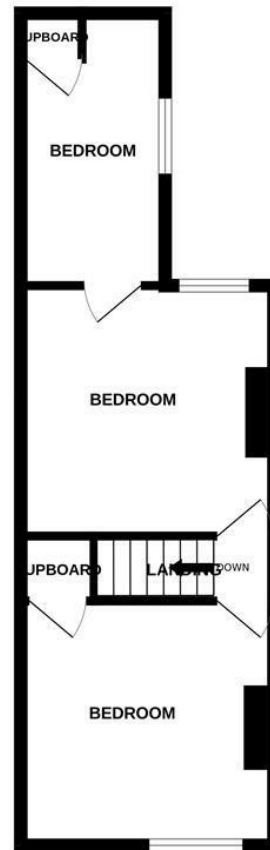
Agents Note

Council Tax Band B

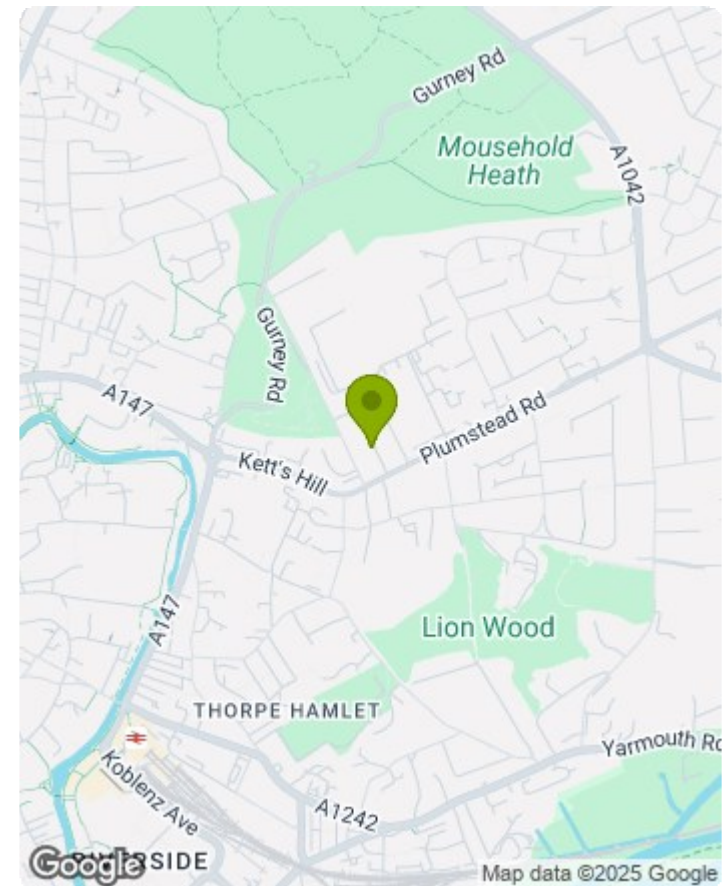




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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	79

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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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.

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