



Merton Road
Norwich, NR2 3TT
Offers in the region of £275,000

claxtonbird
residential

Merton Road, Norwich, NR2 3TT

*** Launch Event Saturday 14th June *** Call To Book Your Appointment *** Nestled on Merton Road in the charming city of Norwich, this larger than average mid-terrace home offers a delightful blend of space and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra room for guests or a home office. The two reception rooms provide ample space for relaxation and entertaining, allowing for a versatile living arrangement that can adapt to your lifestyle. The property boasts a private garden, an ideal retreat for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day. The property is energy efficient with seven solar panels ensuring lower annual utility bills. Situated in a sought-after location to the west of the city, this home benefits from easy access to local amenities, schools, and transport links, making it a convenient choice for both commuters and families alike. The vibrant community and rich history of Norwich add to the allure of this property, making it not just a house, but a place to call home. This extended terrace home is a rare find in such a desirable area, offering both space and a welcoming atmosphere. Do not miss the opportunity to make this lovely property your own.

Entrance Porch

Double glazed entrance door, tiled flooring, glazed timber door opening to:

Sitting Room 11'4" x 11'5" + bay (3.45m x 3.48m + bay)

Ceiling rose and cornicing, wood effect floor, electric radiator and double glazed window to the front.

Inner Lobby

Stairs to the first floor, door to:

Dining Room 11'4" x 11'8" (3.45m x 3.56m)

Coving to smooth plastered ceiling, wood effect flooring, under stair storage cupboard, electric radiator, opening to kitchen and door to:

Bathroom

Modern white suite comprising of bath with shower over, pedestal hand wash basin and W.C. Electric radiator and skylight.

Kitchen 9'11" x 6'8" (3.02m x 2.03m)

Fitted with a range of matching base and eye level units with work surfaces over, built in electric oven and inset electric hob with extractor hood over, opening to:

Garden Room/ Utility 10'8" x 5" (3.25m x 1.52m)

Utility area has work counter surface with single drainer stainless steel sink unit and under space and plumbing for washing machine and dishwasher, skylight, window and French doors opening to the rear garden.

First Floor Landing

Doors to bedrooms one and two.

Bedroom One 11'5" x 11'5" (3.48m x 3.48m)

Wood flooring, built in wardrobe, electric radiator and double glazed window to the front.

Bedroom Two 11'5" x 11'9" (3.48m x 3.58m)

Range of fitted wardrobes, wood flooring, electric radiator and double glazed window to the rear.

Bedroom Three 9'11" x 6'8" (3.02m x 2.03m)

Built in airing cupboard, double glazed window to the rear.

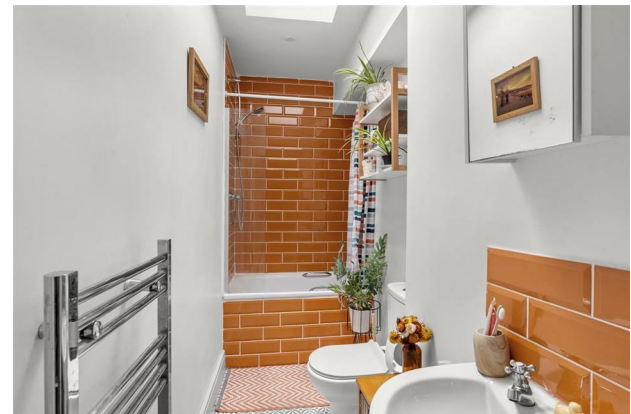
Outside

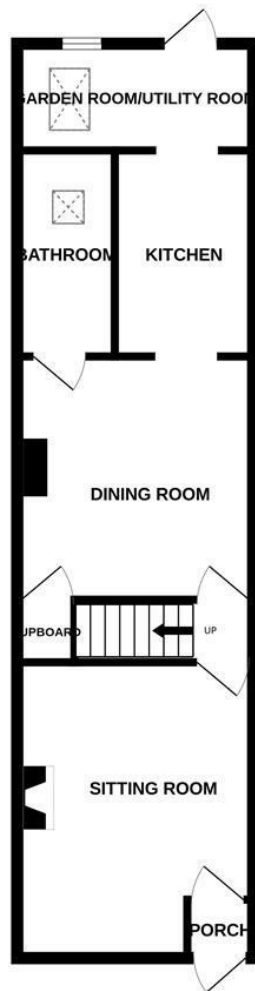
To the front is a traditional terrace style garden with path leading to the entrance.

The garden at the rear is non bisected and a good size with lawn area bordered with numerous plants and shrubs, a garden pond and timber shed to the rear.

Agents Note

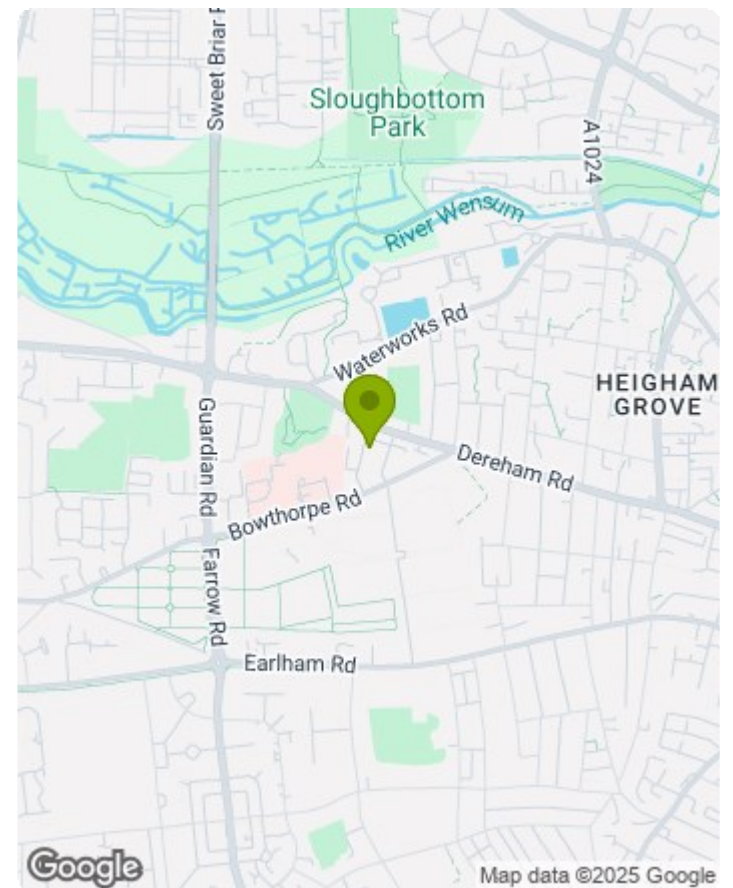
Council Tax Band B





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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		89
(81-91) B		
(69-80) C	69	
(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		89
(81-91) B		
(69-80) C	69	
(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.

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