



Branford Road
Norwich, NR3 4QD
Guide Price £210,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this Victorian porch entrance terrace house, situated in the popular NR3 postcode, within close proximity to the vibrant City Centre of Norwich. The property is in need of updating throughout, presenting an excellent opportunity for those looking to create their dream home. The accommodation comprises an entrance porch, sitting room, dining room, kitchen, lobby and bathroom to the ground floor, whilst to the first floor there are two bedrooms off landing, with one boasting a convenient en suite. One of the key features of this property is the non bisected rear garden, offering a private outdoor space to relax. Additionally, the property benefits from upvc double glazing and gas central heating throughout, ensuring comfort and energy efficiency. Offered for sale with no onward chain.

Entrance Porch

Entrance door, upvc double glazed window to side aspect, wood effect floor and upvc double glazed door to sitting room.

Sitting Room 11'9" max x 11'1" (3.59 max x 3.39)

Upvc double glazed sash look window to front aspect, cast iron fireplace with wood surround, cornice, wood effect floor and radiator.

Dining Room 11'8" max x 10'11" (3.58 max x 3.34)

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

Kitchen 7'8" x 6'4" (2.36 x 1.94)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink drainer with mixer tap, built in double oven with gas hob over, plumbing for washing machine, part tiled splash backs, wall mounted central heating boiler, upvc double glazed window to side aspect and glazed door opening out into the garden.

Lobby

Plumbing for washing machine, and shelving.

Bathroom 6'7" x 6'0" (2.01 x 1.85)

Three piece suite comprising panel bath, wash hand basin set in vanity unit with mixer tap, low level WC, fully tiled walls, tiled floor, shaver point, chrome towel rail radiator and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'8" max x 11'1" (3.58 max x 3.39)

Upvc double glazed sash look window to front aspect, overstairs storage cupboard with loft access and radiator.

Bedroom 11'9" x 10'11" (3.59 x 3.35)

Upvc double glazed sash look window to rear aspect, cast iron fireplace and radiator.

En Suite Shower Room 7'10" x 6'5" (2.41 x 1.97)

Suite comprising shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, tiled effect floor, extractor fan, radiator and upvc double glazed sash look window to rear aspect.

Front Garden

Walled garden with inset shrubs and pathway leading to the entrance door.

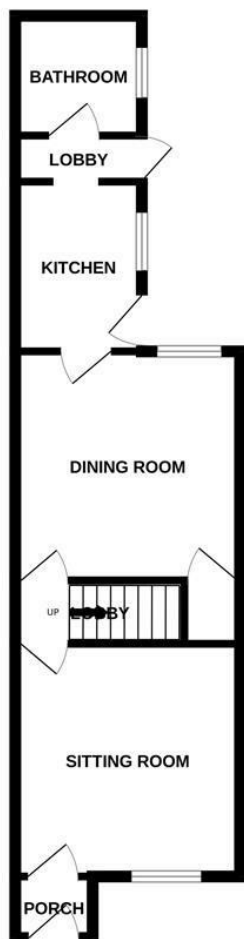
Rear Garden

Non bisected garden enclosed by wall and fencing with shrub borders and timber shed.

Agents Note

Council Tax Band A

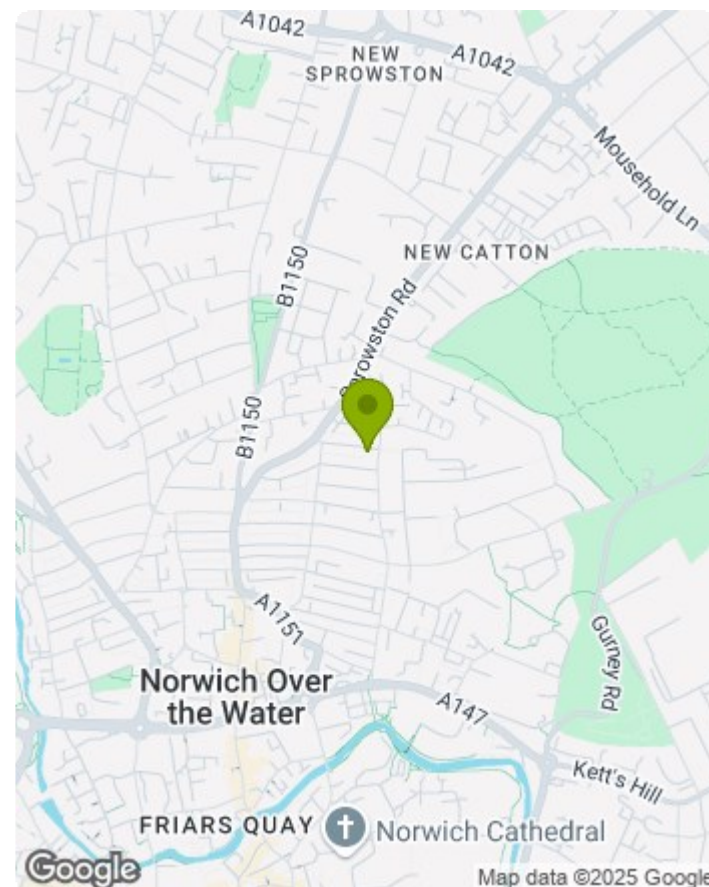




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 CO2 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 CO2 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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