



Connaught Road  
Norwich, NR2 3BP

**Guide Price £230,000 - £240,000**

claxtonbird  
residential



## Connaught Road, Norwich, NR2 3BP

\*\*\* Guide Price £230,000 - £240,000 \*\*\* Located on the desirable Connaught Road, this mid-terrace house offers an excellent opportunity for first-time buyers and investors. Although the property requires some modernisation, it features two spacious reception rooms, a fitted kitchen, and a convenient cloakroom on the ground floor. On the first floor, you will find two double bedrooms and an en-suite bathroom. Additional benefits include gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. Situated on a popular tree-lined street, this home provides easy access to the vibrant City Centre of Norwich, where a variety of shops, restaurants, and cultural attractions can be found. Offered for sale with no onward chain.

### Sitting Room 11'8 x 11'4 (3.56m x 3.45m)

Entrance door, double glazed window to front aspect, feature cast iron fireplace with tiled hearth and surround, picture rail, dado rail, stripped wooden floor and radiator.

### Dining Room 11'4 x 11'3 max to under stairs recess (3.45m x 3.43m max to under stairs recess )

French doors opening out to the garden, stripped wood floor and radiator.

### Kitchen 10'3 x 5'6 (3.12m x 1.68m)

Fitted kitchen comprising a range of 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 and extractor hood over, plumbing for washing machine, wall mounted gas central heating boiler, double glazed window to side aspect and door leading out to the garden.

### Cloakroom

WC, corner wall mounted wash hand basin, radiator and double glazed window to side aspect.

### First Floor Landing

### Bedroom 11'8 x 11'4 (3.56m x 3.45m)

Double glazed window to front aspect, built-in storage cupboard and radiator.

### Bedroom 11'6 x 8'3 (3.51m x 2.51m)

Double glazed window to rear aspect, radiator and door to bathroom.

### Bathroom

White suite comprising panel bath with telephone-style mixer tap, pedestal wash hand basin, WC, radiator and double glazed window to rear aspect.

### Front Garden

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

### Rear Garden

Good-sized bisected garden laid to paving and lawn.

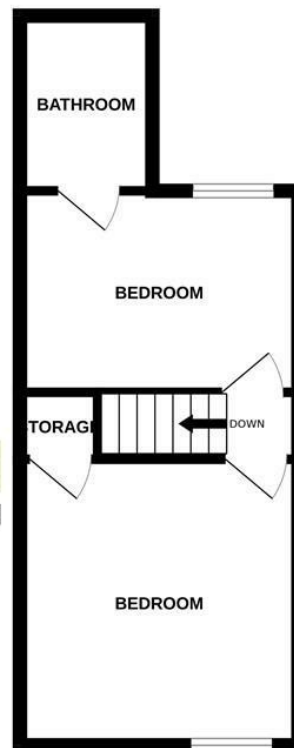
### Agents Note

Council Tax Band B

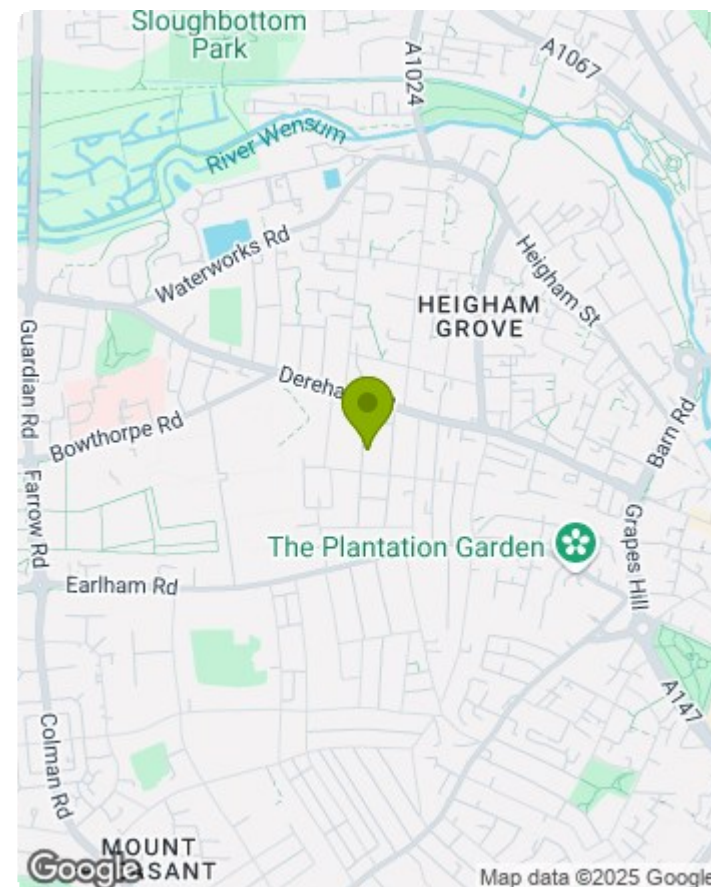




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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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