



Highland Road
Norwich, NR2 3NN
Offers In The Region of £290,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this well-presented three-bedroom mid-terrace house, positioned in a peaceful residential location just off Christchurch Road. The interior retains a host of characterful features, including stripped wooden doors, original wooden floors, and charming fireplaces, which add a touch of elegance and history to the home. In brief, the accomodation comprises a sitting room, dining room, kitchen, rear lobby and bathroom to the ground floor, whilst to the first floor there are two bedrooms off landing and a further box bedroom. A key feature of this home is the beautifully landscaped rear garden, thoughtfully designed by the current owners, featuring a stunning stone patio area and a decked terrace. This delightful outdoor space provides a serene retreat, ideal for relaxation or al fresco dining. Situated on a desirable tree-lined street, this fantastic home offers a tranquil escape within a vibrant community.

Sitting Room 13'8 max x 11'7 max (4.17m max x 3.53m max)

Double glazed bay window to front aspect, decorative feature fireplace, ceiling rose, ornate cornicing, stripped wooden floor and radiator.

Inner Lobby

Stairs to first floor.

Dining Room 11'7 max x 11'8 (3.53m max x 3.56m)

Double glazed window to rear aspect, decorative fireplace, under-stairs storage cupboard, coving, stripped wooden floor and radiator.

Kitchen 9'4 x 6'6 (2.84m x 1.98m)

Fitted kitchen comprising a range of base and eye level units with work surfaces over, one and a half bowl single drainer sink unit with mixer tap, built in electric oven with inset gas hob and wall mounted gas central heating boiler.

Rear Lobby

Plumbing for washing machine and door leading out to the garden.

Bathroom

White suite comprising bath with mains shower over, wash hand basin set in vanity unit with mixer tap, WC, tiled floor, chrome towel rail and double glazed window to side aspect.

First Floor Landing

Bedroom 11'8 x 11'3 (3.56m x 3.43m)

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

Bedroom 11'7 max x 11'9 (3.53m max x 3.58m)

Double glazed window to rear aspect and radiator. Door to:

Bedroom 12'2 x 6'6 (3.71m x 1.98m)

Double glazed window to rear aspect and radiator.

Front Garden

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

Rear Garden

Landscaped bisected garden with generous stone patio ideal for al fresco dining, decked terrace, shingled area with railway sleepers, and timber shed.

Agents Note

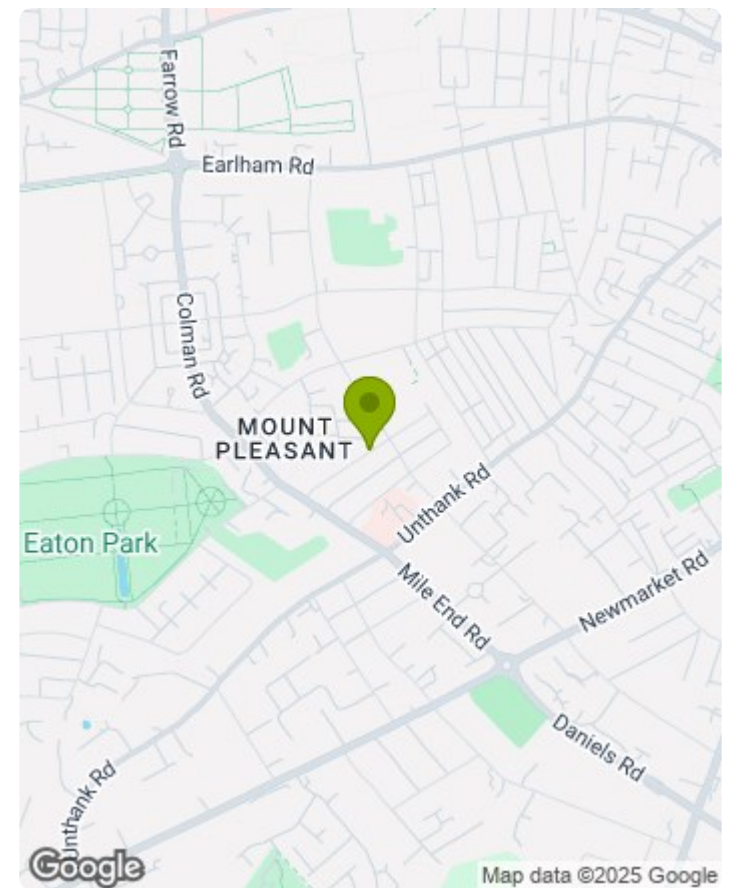
Council Tax Band B





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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